B 60 B & S

1075 / 33 / 972 — 972 / 120 / 872 — 1005 / 101 / 905 — MAP 3 BLOCK A LOT 1+4

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO ..... AND ..... HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

DEED ..... BLOCK ..... 905 ..... NO. .....

DATE OF DEED DEC 15/27 19 ..... LIBER ..... PA. 960 / 133

CONS. $ 1 ACK'D DEC 15/27 19 ..... RECORDED DEC 20/27 19 1093

GRANTORS

BANK OF MONTCLAIR
CORP N J
EXR OF LAST W & T OF PETER S. VAN REYPER DECD
THOMAS VAN REYPER, UNMARRIED
ELSIE A. VAN REYPER, UNMARRIED
BENEFICIARIES UNDER LAST W & T OF PETER S. VAN REYPER DECD
MARGARET KENTER, WIDOW

GRANTEES

MOUNT HEBRON CEMETERY ASSOCIATION
CORP N J

PREMISES MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE ..... AND TO ..... HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

ALL THEIR RIGHT, TITLE & INT
B AT INTER OF CEN L OF VALLEY RD WITH CEN L OF MT HEBRON RD
TH ALG CEN L VALLEY RD N 36° 27' E 1005 FT 10 IN
TH S 53° 38' E 854 FT 5 IN ALG LD CONVD TO ◎ BY PETER S. VAN REYPER & WF BY DEED DT X-68 354
TH ALG LD CONVD TO ◎ BY PETER S. VAN REYPER & WF & MARGARET KENTER BY DEED DT NOV 20/23 & RECD T-69 280 TO CEN L MT HEBRON RD
TH ALG SA ITS VARIOUS COURSES & DIST TO VALLEY RD AT PT & PL OF B

[OVER]

OK CB

T. 29 5-27 50M. F.

EXCEPTING THF LD COVD TO MONTCLAIR HEIGHTS REFORMED CHURCH AND EXCEPTING THF ANY RIGHT TITLE & INT THAT ANY OF ⓦ MAY HAVE IN BURIAL LOTS IN CEMETERY KN AS LOT 33 SECTION FF STDG IN NAME OF MARGARET KANTER, & IN LOT 34 SECTION FF STDG IN NAME OF JOHN T. KANTER & LOTS 32, 42, 43, & 44 SECTION FF STDG IN NAME OF MARGARET KENTER & PETER S. VAN REYPER & A LOT IN SEC D KN AS S HALF OF #3 & ALL OF LOT #5 AND S 2/3 OF #7 ALL IN SD SEC & STDG ON BOOKS OF CEMETERY IN NAME OF PETER G. SPEER IT BG INTENTION OF THIS CONVEYANCE TO DIS CEMETERY FR ANY OBLIGATION UNDER AGRT RECD Y 27 143 & ANY OTHER AGRTS AFFECTING LDS HEREBY COVD & TO DIS SD LD FR ANY TRUSTS FOR BENEFIT OF ⓦ OR ANY OF THEM

N-29- -365 Church of the Immaculate Conception

at or before the ensealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, remise, release, convey and confirm unto the said party of the second part, and to its successors and assigns forever, all that tract or parcel of land and premises, hereinafter particularly described, situate, lying and being partly in the Town of Montclair, in the County of Essex and State of New Jersey, and partly in the Township of Passaic, in the County of Passaic and State of New Jersey, which was conveyed to the Executors of Andrew B. Cobb by George Walker Perkins, Special Master &c. by deed dated June 5-1880 and recorded in the Registers Office of Essex County in Book S. 20 of Deeds pages 39 &c. and in the Clerks Office of Passaic County Book N. 6 of deeds pages 24 &c. said to contain sixteen 95/100 acres and by a new survey thereof described as follows:

Beginning at a point where the South westerly line of land of Bone and Ayres late of David Mabie intersects the middle of Third River: running thence (1) along the line of said Bone and Ayres land North fifty seven degrees and fifty minutes West three hundred and seventy-four feet to the line of Amos Broadnax land: thence (2) along the said Broadnax line South thirty-four degrees and four minutes West sixteen hundred and thirty-five feet and four inches to the middle of the road leading from Montclair to Stone House Plains: thence (3) along the middle of said road South forty degrees and thirty-five minutes East two hundred and thirty two feet and eight inches: thence (4) along the same South twenty one degrees and thirty-five minutes East one hundred and ninety three feet and nine inches to the middle of the Telegraph Road: thence (5) along the middle of said Telegraph Road South thirty three degrees and forty five minutes East twenty nine feet ten inches: thence (6) along the line of land late of Jacob Van Riper South twenty three degrees and twenty minutes East one hundred and forty four feet and seven inches: thence (7) further along the same North twenty-five degrees and nineteen minutes East one thousand three hundred and two feet and one inch: thence (8) further along the same South fifty nine degrees and fifty six minutes East two hundred and seventy nine feet and five inches to the middle of said Third River: thence (9) along the several courses of said Third River in a North easterly direction five hundred and twenty eight feet five inches to the middle of the Bridge over said Third River: thence (10) North fifteen degrees and twenty nine minutes west seventy eight feet nine inches to the place of beginning. Being the same premises conveyed to the said party of the first part by Melvin S. Conzit and Edmund D. Kalsey, Executors of Andrew B. Cobb, deceased. This conveyance is made expressly subject to a mortgage now standing on said premises for thirty five hundred dollars, held by Melvin S. Conzit and Edmund D. Kalsey, Executors of the last will and testament of Andrew B. Cobb, deceased, which said mortgage the party of the second part hereby assumes and agrees to pay the same [illegible] and as a part [illegible]

N-29-365 Dec. 21, 1895 Andrew B. Cobb, Est. to Seibert Helwig
N-29-366 Dec. 26, 1895 Seibert Helwig to Church of the Immaculate Conception of Montclair
Old Tax 3-A-2
New Tax 2806-3

BK C 29
Pg 316
George A Boyd & wf
to
The Church of the Immaculate Conception
Apr. 18, 1895

State of New Jersey } s.s. Be it remembered, that on this Twenty [illegible] day of May in the year of our Lord one thousand eight hundred and ninety five before me a Master in Chancery of New Jersey personally appeared Martin A. Tobin who, I am satisfied is the grantor mentioned in the within Indenture and to whom I first made known the contents thereof, and thereupon he acknowledged that he signed, sealed and delivered the same as he voluntary act and deed, for the uses and purposes therein expressed.

Chas. D. Hennion M. Ch. of N.J.

Received in the Office, May 27 A.D. 1895 at 10th A.M.

[illegible] A. Boyd & wife
To
[illegible]urch of The Immaculate [illegible]tion of Montclair.

This Indenture made the Eighteenth day of April in the year of our Lord one thousand eight hundred and ninety five. Between George A. Boyd and Mary E. Boyd his wife, of the Township of Montclair in the County of Essex and State of New Jersey of the second part. And The Church of the Immaculate Conception of Montclair of the Township of Montclair in the County of Essex and State of New Jersey of the second part. Witnesseth that the said party of the first part, in consideration of the sum of One Dollar lawful money of the United States of America, to them in hand paid by the said party of the second part, at or before the ensealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened remised, released, conveyed and confirmed and by these presents do grant, bargain, sell, alien, remise, release, convey and confirm unto the said party of the second part, and to its successors, heirs and assigns forever. All those tracts or parcels of land and premises, hereinafter particularly described, situate lying and being in the Township of Montclair in the County of Essex and State of New Jersey, and partly also in the County of Passaic said State:

First lot called the John J. E. Vreeland lot adjoining the Concman road; thence North twenty six degrees twenty minutes East twenty three chains twenty six links along Peter G. Speer's line to John Van Wagoner's land now or formerly owned by him, thence along his line South sixty one degrees East three chains seventy one links to the corner of Cynthia Broadnax lot number one; thence South thirty six degrees twenty six minutes West along lot number one to the road twenty two chains ninety four links, thence along road North fifty four degrees forty minutes West two chains one link, thence North seventy five degrees West one chain seventy eight links to beginning corner on road of Peter G. Speer, containing eight acres and forty five hundredths of an acre and also a Second lot.

1535.16'
244.86'
1514.04'
132.66
117.48'

Beginning as on map of division of John Sigler estate known as lot number one adjoining lot number two; thence North thirty six degrees twenty minutes East twenty two chains ninety four links along lot number two to John Van Wagoner's line; thence South sixty one degrees East four chains eighty links to corner of John Sigler Jr's land thence

1514.04
316.80
over

Pg 317

along this line S 36°-20' W 24 chs 26 lks 1601.16'
to the middle of Concman Road, th.
N 43°-40' W 3 chs 90 lks to ℄ of the road, th. 257.40'
N 54°-40' W 1 ch 2 lks to ⊕ of road to Lot #2 67.32
and corner of Mariah Harrison's land.

Containing 11.55 acres.

Both tracts conveyed to Howard Savings Bank by Chancery.

C 32-153
,54
OCT. 1, 1898
Montclair Water Co.
to
The Church of the Immaculate Conception

of Montclair in the County of Essex, and partly in the T
Acquackanonk in the County of Passaic in the State o
bounded, and described, as follows.

Beginning at a point in
of the Telegraph Road in the said Township of Acquack
point is in the dividing line of the lands of the partie
is distant, twelve hundred feet (estimated) North easte
North east corner of the Telegraph Road, and Mount H
running thence (1) North fifty nine degrees fifty mi
N (59° 50' W) along the dividing line of lands of the part
seventy two feet two inches (72 ft 2 in) to the most Northe
the lands of the party of the first part running thence
South twenty five degrees nineteen minutes West (25° 19' W) sti
dividing line between the parties hereto four hundred ninety
and ninety eight hundredths feet (490 98/100 ft), to the centre
Telegraph Road, thence (3) North easterly along the centre
Telegraph Road four hundred and ninety feet, three i
3 in) to the place of Beginning. Containing four hund
six thousandths (406/1000) of an acre more or less. Sub
rights of the public in the said Telegraph Road.

Together with all
ances thereunto belonging or in any wise appertaining
and profits thereof To Have and to Hold the same togeth
appurtenances unto the party of the second part, their su
assigns forever subject however to the right of the par
first part to construct, and maintain its water pipes
Telegraph Road.

In Witness whereof the party of the first part hath
common seal to be hereto affixed and these presents to be
its President and Secretary the day and year first ab

Attest
Albert P Fisher
Secy
The Montclair Water Company
By W. G. Snow
President

The Montclair
Incor
New

State of New Jersey
County of } ss.

Be it Remembered That on this
day of October in the year of Our
Thousand eight hundred and
eight before me the subscriber a Master in Chancer
personally appeared Albert Fisher who being by me
on his oath, says that he is the Secretary of the Montcl
Company the grantor named in the within deed, that
is the President of said corporation that deponent w
the corporate seal of said corporation and the seal o
deed is such corporate seal and was thereto affixed
deed signed and delivered by said President as and
act and deed, and as and for the voluntary act and de
corporation in presence of deponent who thereupon si
name thereto as witness.

William H Corbin Master in Chancery of New Jers

H 85 WTTY

MAP 3 BLOCK A LOT 3 land

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

T 29 7-23 85M

3-A-3-

DEED Block No.

Date of Deed AUG 1ST 1923 19 Liber 3 pa.

Cons. $ 1 Ack'd AUG 1ST 1923 19 Recorded AUG 1ST 1923 19

Grantors

PETER S. VAN REYPER
ELLA VAN REYPER HIS WF

$24.00 STAMPS

Grantees

MOUNT HEBRON CEMETERY ASSOCIATION
A CORP OF N J

Premises

TOWN OF MONT

B AT PT ON E S OF VALLEY RD AT NW COR OF OTHER LD OF SD MT HEBRON CEMETERY ASSN, RUN TH ALG SD S OF VALLEY RD N 36° E 468 FT TO DIVIDING L BET COUNTIES OF PASSAIC & ESSEX TH ALG SD DIVIDING L S 47° 21' E 868.51 FT TO W L OF LD OF CEMETERY OF THE EMACULATE CONCEPTION TH ALG SA S 34° 21' W 336 FT TO N L OF SD LD OF ⊙ TH ALG SA N 56° 4' W ~~8x72~~ 872.94 FT TO SD S OF VALLEY RD AT B

TOGETHER WITH ALL RIGHT, TITLE & INT OF ⊙ IN & TO SO MUCH OF VALLEY RD AS LIES IN FRONT OF SD PREM TO CENTER L THEREOF

[OVER]

RESERVING TO SD PETER S. VAN REYPER HIS PERSONAL REPRESENTATIVES OR ASSIGNS, THE RIGHT TO GO ON PREM HEREIN CONVD FOR ONE YR FR DATE HEREOF FOR THE PURPOSE OF REMOVING THEREFR THE CROPS NOW GROWING & THE BLDGS KN AS THE WOODSHED, SHOP, MILK BARN & WAGON SHED

C 17 B&S

3a 3 + 4

20M 1-11

APPLICATION NO.
EXAMINED
RECORD OF INSTRUMENT

DEED Block No.

Date of Deed DEC 15\10 191 Liber pa.

Cons. $ 1 Ack'd DEC 15\10 191 Recorded JAN 23\11 191

Grantors

MARGARET KENYER
GARRET H, HER HUS

Grantees

PETER S, VAN REYPER

Premises PARTLY IN TP OF ACQUACKANONCK IN CO OF PASSAIC & TP OF MONT, IN CO OF ESSEX

B AT PT IN CENTRE L OF VALLEY ROAD AT NW COR OF SD LOT AND SW COR OF LD OF W, A, PAGE TH S 57° 39' E 879 FT ALG LD OF SD W, A, PAGE & LD OF RUSSELL COMPANY TO LD OF THE CATHOLIC CEMETERY

ALG SD CATHOLIC CEMETERY LD S 34° 21' W 891 60\100 FT TO A CERTAIN RIGHT OF WAY OF 60 FT IN WIDTH LEADING TO MOUNT HEBRON ROAD

ALG SD RIGHT OF WAY AND ALSO ALG LD OF MOUNT HEBRON CEMETERY N 56° 4' W 902 94\100 FT TO CENTRE L OF VALLEY RD

ALG SD CENTRE L N 36° E 402 89\100 FT

STILL ALG SD CENTRE L N 33° 56' E 373 23\100 FT TO B

OVER

BAKER PRINTING CO., NEWARK.

SE

BOUNDED N BY LD OF W, A, PAGE AND THE RUSSELL COMPANY, E BY LD OF THE CATHOLIC CEMETERY, S BY SD RIGHT OF WAY AND LD OF MOUTN HEBRON CEMETERY, AND W BY CENTRE L OF VALLEY ROAD, ALSO THE FOLLOWING TRACT

B ON N S OF MOUNT HEBRON ROAD AT SW COR OF CEMETERY OF CHURCH OF THE IMACULATE CONCEPTION

TH ALG MOUNT HEBRON ROAD N 74° 14' W 51 67/100 FT TO SE COR OF MOUNT HEBRON CEMETERY

ALG SD CEMETERY N 34° 21' E 728 FT TO LD OF PETER S, VAN REYPER

ALG SD LD S 56° 4' E 50 FT TO SD CEMETERY OF THE IMACULATE CONCEPTION

ALG SD CEMETERY S 34° 21' W 714 FT 6 IN TO B

RECITES,——————

3 94

12

Ward. Map 3 Block 17 Lot ~~9~~ 21

Date Oct 4 1899. Liber Pa.

Con. $ 1 Ack'd 4 " 1899. Recorded Feby 27 1900.

Grantors

Mt Hebron Cemetery Assoc

Thomas C. Van Reyper

Peter S. " " + wp

Margaret Kenter & wd

Garret H. " her husb

Grantees

Montclair Heights Reformed Church

Montclair

Beginning

Plots Nos 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 26, 27, 28, 29, 30, 31, 32, 33, 34 in section D. on map of ld Mt Hebron Cemetery Assoc

Mt. Hebron Cemetery Assoc.
to
Mountain Heights Reformed
Church

MAP 3 BLOCK A LOT 4

Dec. 20, 1927

See Trans.

MAP 3 BLOCK A LOT ~~1~~ 4

MAP 3 BLOCK A LOT 4

Marg. Kenter

Jan, 23, 1911

to

Peter S. Van Reyper

Lee Trans

MAP 3 BLOCK A LOT 3

H 44 WTTY

T 29 7-23 85M

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

DEED Block No. MAP 3 BLOCK A LOT 4

Date of Deed NOV 20 1923 19 Liber pa.

Cons. $ 1 Ack'd DEC 3 1923 19 Recorded DEC 22 1923 19

Grantors

PETER S. VAN REYPER
ELLA VAN REYPER HIS WF
MARGARET KENTER, WIDOW

$1.00 STAMPS

Grantees

MOUNT HEBRON CEMETERY ASSOCIATION
A CORP OF N J

Premises

TOWN OF MONT

B AT PT ON N L OF MT HEBROM RD AT SE COR OF LD OF ②

TH RUN ALG E L OF SA IN NE DIRECTION TO LD RECENTLY CONVD TO ② BY PETER S. VAN REYPER & WF

TH IN AN E DIRECTION ALG S S OF THAT TRACT 50 FT MORE OR LESS TO E L OF LDS OF ① & BG W BOUNDARY OF CEMETERY OF THE CHURCH OF THE IMMACULATE CONCEPTION

TH ALG W L OF THAT CEMETERY IN S DIRECTION TO MOUNT HEBRON RD

TH ALG N L OF SD RD IN W DIRECTION 50 FT MORE OR LESS TO B

RECITES PO F-2 140, SD PETER G. SPEER, A WIDOWER DIED SEIZED OF SA ON FEB 3 1866 LEAVING CAROLINE VAN REYPER HIS ONLY HEIRS. SHE DIED SEIZED OF PEOP & WILLED IT TO HER HUS, THOMAS C. VAN REYPER WHO IN TURN DIED SIEZED OF SD

[OVER]

PROB & DEVISED HIS ENTIRE ESTATE TO SD PETER S. VAN REYPER & MARGARET KENTER HIS ONLY CHILDREN

#65AON

ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK B LOT 1 part

.....B. & S. .....**DEED**

Block ..... Lot add to lot 2

By
CARLISLE ROAD CORPORATION
A CORP OF N J

Dated 11-26-47 Ack 11-26-47

Rec. 12-2-47 Book .....

Returned to: Boyd Dodd Keer & Booth
483 Bloomfield Ave Montcl

To
EDWARD J COXEY & ROSE C WIFE
MONTCL

Stamps None Cons. $1.

Liens Subjt to Mtge H/B Montcl Trust Co

ASSESSOR'S OFFICE RECEIVED DEC 20 1947 Per .....

ALL ..... INTEREST IN MONTCLAIR ..... LANDS DESCRIBED AS FOLLOWS:

B at a pt on the N sd of Macopin Ave dist E 78 ft from its inter with the E sd of Valley Road
TH N 36° 39' E 140 ft
TH S 53° 21' E 2 ft to l of land now of the parties of second part
TH alg sd l S 36° 39' W 140 ft to the N sd of Macopin Ave
TH alg sd sd of Macopin Ave N 53° 21' W 2 ft tothe pl of B
Description being in accordance with survey of C W Bockelman dated Oct 15 1947

ESSEX COUNTY REGISTER'S OFFICE

#53 AON

43 Macopin Ave 7300 MAP 3 BLOCK B LOT 1

W **DEED**

By JOHN MC DONALD & LILLIAN Y WIFE

To RALPH C MAURER & HARRIET C WIFE
MONTCLAIR

Block **Lot**

Dated 7-2-52 **Ack** 7-2-52

Rec. 7-7-52 **Book** 3053 271

Returned to Garden State T Ins Co
295 Bloomfield Ave Montcl

Stamps $20.90 **Cons.** $1.

Liens None

ASSESSOR'S OFFICE RECEIVED JUL 21 1952

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B at the pt of inter of the N sd of Macopin Ave with the E l of Valley Rd
TH runn alg sd N sd of Macopin Ave S 53° 21' E 80 ft to the S W l of lot #2 on Map hereinafter ment
TH alg sd last ment l N 36° 39' E 140 ft to the outside l of the whole tract
TH alg sd l N 53° 21' W 80 ft to the E l of Valley Road
TH alg sd E sd of Valley Road S 36° 39' W 140 ft to pl of B
Being lot #1 on Map of land belonging to the Tri State Realty Assn situated Montclair made by K D Owen C E 1910
EXCEPTING therefrom the following described premises conveyed K-110 288
B at a pt on the N sd of Macopin Ave dist E 78 ft from its inter with the E sd of Valley Road
TH runn N 36° 39' E 140 ft
TH S 53° 21' E 2 ft to the l of land n/ Carlisle Road Corp
TH alg sd land S 36° 39' W 140 ft to N sd of Macopin Ave
TH alg sd sd of Macopin Ave N 53° 21' W 2 ft to pl of B
Survey made by Chas W Bockelman dated Oct 15 1947 RECITE S A A-111 381

TH alg sd land S 36° 39' W 140 ft to the N sd of Macopin Ave
TH alg sd sd of Macopin Ave N 53° 21' W 2 ft to pl of B
Survey made by Charles W Bockelman Survy dated Oct 16 1947
RECITE S A C-111 152

#38 AON

ESSEX COUNTY REGISTER'S OFFICE MAP 3 BLOCK B LOT 1

B

.....W..... **DEED**

43 Macopin Ave. 7600

By

CARLISLE ROAD CORPORATION
A CORP OF N J

To

JOHN MC DONALD & LILLIAN Y WIFE
215 TOTOWA ROAD TOROWA PASSAIC CO

Block _____ **Lot** _____

Dated 4-14-48 **Ack** 4-19-48

Rec. 4-22-48 **Book** A-111 381

Returned to: Essex Title
Montcl

Stamps $18.70 **Cons.** $1.

Liens None

ASSESSOR'S OFFICE RECEIVED MAY 8 1948 Per

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B at the pt of inter of the N s d of Macopin Ave with the E l of Valley Rd
TH runn alg sd N sd of Macopin Ave S 53° 21' E 80 ft to the S W l of lot #2 on map hereinafter ment
TH alg sd last ment l N 36° 39' E 140 ft to the outside l of the whole tract
TH alg sd l N 53° 21' W 80 ft to the E l of Valley Road
TH alg sd E sd of Valley Road S 36° 39' W 140 ft to pl of B
Being lot 1 on Map of land belonging to the Tri State Realty Assn Montcl made by K D Owen C E 1910
EXCEPTING therefrom the following described premises conveyed by Carlisle Road Corp to Edward J Coxey by deed K-110 288
B at a pt on the N sd of Macopin Ave dist E 78 ft from its inter with the E sd of Valley Road
TH runn N 36° 39' E 140 ft
TH S 53° 21' E 2 ft to l of land now of Carlisle Road Corp

#16 E.S. 311702

ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK B LOT 1

43 Macopin Ave

W. **DEED** 7300

By RALPH C. MAURER & HARRIET G., HIS WF
TOWN OF MONTCLAIR, N.J.

To FLORENCE A. STRENZ, WIDOW
TOWN OF MONTCLAIR, N.J.

Block **Lot**

Dated 11-30-56 **Ack** 11-30-56

Rec. 12-5-56 **Book** 3455 pg 26

Returned to: Robert J. Vogel, Jr.
669 Bloomfield Ave.
Bloomfield, N.J.

Stamps $13.75 **Cons.** $1.00

Liens ---

ASSESSOR'S OFFICE RECEIVED DEC 1956 Per

ALL MONTCLAIR

INTEREST IN **LANDS DESCRIBED AS FOLLOWS:**

B at the pt of intersec of the Nly side of Macopin Ave. with the Ely li of Valley Rd;
TH (1) runn along sd Nly side of Macopin Ave. S 53° 21 min E 80 ft to the S Wly li of Lot No. 2 on map hereinafter mentioned;
TH (2) along sd last mentioned li N 36° 39 min E 140 ft to the outside li of the whole tract;
TH (3) along sd li N 53° 21 min W 80 ft to the Ely li of Valley Rd;
TH (4) along sd Ely side of Valley Rd S 36o 39 min W 140 ft to the pt & pl of B.
Bg Lot No. 1 on "Map of ld belng to the Tri State Realty Association sit in Montclair, N.J." md by K. D. Owen, C.E. 1910.
RECITE: SA Bk K 110 pg 288
B at a pt on the Nly side of Macopin Ave. dis Ely 78 ft fr its intersec with the Ely side of Valley Rd;
TH runn (1) N 36o 39 min E 140 ft;
TH (2) S 53o 21 min E 2 ft to the li of ld now of Carlisle Road Corporation;

TH (3) along sd ld S 36° 39 min W 140 ft to the Nly side of Macopin Ave;
TH (4) along sd side of Macopin Ave. N 53o 21 min W 2 ft to the pt or pl of B. Survey md by Charles W. Bockelman, Surv. dated 10-15-47
RECITE: SA Bk 3053 pg 271

ESSOR'S OFFICE
RECEIVED
AUG 25 1960
Per

103—N. J. DEED—BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. E I Z ALL-STATE OFFICE SUPPLY CO. 502 HIGH ST., NEWARK 2, N. J.

This Indenture,

Made the 1st *day of* August *, in the year of our Lord One Thousand Nine Hundred and* Sixty

Between

FLORENCE A. STRENZ, Widow,

J E Hughes Mtg

RECEIVED & RECORDED
REGISTER'S OFFICE
ESSEX COUNTY, N.J.
AUG 3 11 07 AM '60
Cecilia W. Meyer
REGISTER

residing at #43 Macopin Avenue *in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey *party of the first part;*

And

HARVEY K. STEVENS and VIRGINIA L. STEVENS, his wife,

residing at #51 Ploch Road

in the City *of* Clifton *in the County of* Passaic *and 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* her *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, 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* Town *of* Montclair *in the County of* Essex *and State of* New Jersey

BEGINNING at the point of intersection of the northerly side of Macopin Avenue with the easterly line of Valley Road; thence (1) running along said northerly side of Macopin Avenue south 53 degrees 21 minutes east 80 feet to the southwesterly line of Lot No. 2 on map hereinafter mentioned; thence (2) along said last mentioned line north 36 degrees 39 minutes east 140 feet to the outside line of the whole tract; thence (3) along said line north 53 degrees 21 minutes west 80 feet to the easterly line of Valley Road; thence (4) along said easterly side of Valley Road south 36 degrees 39 minutes west 140 feet to the point and place of beginning.

BEING Lot No. 1 on "Map of land belonging to the Tri State Realty Association situated in Montclair, N. J." made by K. D. Owen, C.E., 1910.

EXCEPTING therefrom the following described premises conveyed by Carlisle Road Corporation to Edward J. Coxey and Rose C. Coxey, his wife, by Deed dated November 26, 1947 and recorded in the Essex County Register's Office December 2, 1947 in Deed Book K 110, page 288.

BEGINNING at a point on the northerly side of Macopin Avenue distant easterly 78 feet from its intersection with the easterly side of Valley Road; thence running (1) north 36 degrees 39 minutes east 140 feet; thence (2) south 53 degrees 21 minutes east 2 feet to the line of land now of Carlisle Road Corporation; thence (3) along

R S 27.50

43 Macopin ave
8500
917982
MAP 3 BLOCK B LOT 1

said land south 36 degrees 39 minutes west 140 feet to the northerly side of Macopin Avenue; thence (4) along said side of Macopin Avenue north 53 degrees 21 minutes west 2 feet to the point and place of beginning.

The above description being in accordance with a survey made by Charles W. Bockelman, Surveyor, dated October 15, 1947.

Being the same premises conveyed to the party of the first part by Ralph C. Maurer and Harriet G. Maurer, his wife, by deed dated November 30, 1956 and recorded December 5, 1956 in the Essex County Register's Office in Book 3455 of Deeds, page 26.

This conveyance is made subject to restrictions of record, if any, and such facts as an accurate survey may disclose.

#83 AON

ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK B LOT 1

8

W **DEED**

Macopin Ave
2000-

By

ARTHUR Y MEEKER & CHARLOTTE AYRES WIFE
MONTCL

To

CARLISLE ROAD CORPORATION
A CORP OF N J

Block **Lot**

Dated 9-26-47 **Ack** 9-26-47

Rec 10-1-47 **Book**

Returned to: Essex T Gty & Tr Co
Montcl

Stamps $1.65 **Cons.** $1.

Liens None

ASSESSOR'S OFFICE RECEIVED OCT 9 1947 REALTY Per

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B at the pt of inter of the N sd of Macopin Ave with the E l of Valley Road
TH alg sd N sd of Macopin Ave S 53° 21' E 80 ft to the S W l of lot #2 on map hereinafter ment
TH alg sd last ment l N 36° 39' E 140 ft to the outside l of the whole tract
TH alg sd l N 53° 21' W 80 ft to the E sd of Valley Road
TH alg sd E sd of Valley Road S 36° 39' W 140 ft to pl of B
Being lot #1 on Map of land belonging to the Tri-State Realty Assn Mont made by K D Owen C E 1910
RECITE S A W-98 35

R 22 WTTY

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

Macopin Ave
vacant lot

MAP 3 BLOCK B LOT 1

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO _____ AND _____ HEIRS,

SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

T 532—5-41—10M
N. J. R. T. I. CO.

DEED Block No.

Date of Deed JUN 28/41 19 Liber pa.

Cons. $ 1. Ack'd JUN 28/41 19 Recorded JUL 2/41 19

Grantors

IRVING A WEEKER AND ELIZABETH CARPENTER/WEEKER, HS WF
MONT

$1.10 STAMPS
ACK'D-ARTHUR HARRIS
MCC OF N J

Grantees

ARTHUR Y WEEKER AND CHARLOTTE AYRES WEEKER, HS WF
MONT

Premises MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE _____ AND TO _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT THE PT OF INTER OF THE N SI OF MACOPIN AV WI THE E LI OF VALLEY RD
TH RUNN ALG SD N SI OF MACOPIN AV S 53° 21'E 80FT TO THE SW LI OF LOT 2 ON MAP HEREINAFTER MENTD
TH ALG SD LAST MENTD LI N 36°39'E 140FT TO THE OUTSIDE LI OF THE WHOLE TRACT
TH ALG SD LI N 53°21'W 80FT TO THE E SI OF VALLEY RD
TH ALG SD E SI OF VALLEY RD S 36°39'W 140FT TO PT OF B. BG LOT #1 ON MAP OF LD BLG TO THE TRI-STATE REALTY ASSN, SIT IN MONT, N J" MADE BY K D OWEN, C.E., 1910.

[OVER]

TOGETHER WI ALL THE RIGHT, TITLE AND INT OF ⓓ IN AND TO SO MUCH OF MACOPIN AV AND VALLEY RD AS ADJOINS SD PREMS TO THE CENTER LIS THEREOF. SUBJ TO THE RESTRS OF REC. RECITES SA AS BK 1-55, P 29 ETC.

W 34, WTTY

3-B-1-✓

7-14-12M.

APPLICATION NO.
EXAMINED
RECORD OF INSTRUMENT

DEED Block No.

Date of Deed OCT 30/14, 191 Liber pa.

Cons. $ 1 Ack'd OCT 30/14, 191 Recorded OCT 31/14, 191

Grantors

GODFREY LAND AND BUILDING COMPANY, A CORP

Grantees

IRVING A MEEKER,

Premises

TOWN OF MONTCLAIR

B AT PT OF INTERSEC OF N S MACOPIN AVE, WITH E L OF VALLEY RD,

TH ALG N S MACOPIN AVE, S 53° 21′ E 80 FT TO THE SW L OF LOT NO 2, ON MAP HEREINAFTER MENTD,

TH ALG LAST MENTD L N 36° 39′ E 140 FT TO THE OUTSIDE L OF THE WHLE TRACT,

ALG SD L N 53° 21′ W 80 FT TO THE E S OF VALLEY RD,

ALG E S VALLEY RD S 36° 39′ W 140 FT TO THE B,

BG LOT NO 1 ON "MAP OF LD BLG TO THE TRI-STATE REALTY ASSOCIATION, SITUATE IN MONTCLAIR N,J," MADE BY K,D, OWEN, C,E, 1910

OVER

✓

BAKER PRINTING CO., NEWARK

TOGETHER WITH ALL RIGHT, TITLE & INT OF ① IN & TO SO MUCH OF MACOPIN AVE, & VALLEY RD AS ADJOINS SD PREM TO CENTER LINES THF,

SUB TO RESTRS THAT THERE SHALL BE ERECTED THEREON EITHER A SINGLE FAMILY DWLG HOUSE TO COST NOT LESS THAN $5000 OR A SEMI-DETACHED HOUSE TO COST NOT LESS THAN $6500 NOT MORE THAN ONE HOUSE TO BE BUILT ON THE LOT, FOUNDATION WALL TO BE AT LEAST 35 FT BACK FR MACOPIN AVE, & AT LEAST 12 FT BACK FR VALLEY RD, IF A SINGLE HOUSE TO FACE ON MACOPIN AVE, THE LOT TO BE USED FOR DWLG PURPOSES ONLY WITH PERMISSION FOR A PRIVATE GARAGE ON REAR OF LOT, TO BE AT LEAST 100 FT FR MACOPIN AVE, & 50 FT FR VALLEY & RD,

C 23 WTTY

3 _ B _ 1 _ ✓

7-14-12M.

APPLICATION No. [redacted]
EXAMINED [redacted]
RECORD OF INSTRUMENT

DEED Block No.

Date of Deed OCT 15/14 191 Liber pa.

Cons. $ 1 Ack'd OCT 15/14 191 Recorded OCT 17/14 191

Grantors

EDWARD C O'NEILL
MARY E HIS WF

Grantees

GODFREY LAND AND BUILDING
COMPANY
A CORP

Premises TOWN MONT

B AT PT OF INTERSECT OF N S OF MACOPIN AV WITH E L VALLEY RD

TH ALG SD N S MACOPIN AV S 53°21'E 80 FT TO SW L OF LOT NO 2 ON MAP HEREINAFTER MENTD

ALG SD LAST MENTD L N 36°39'E 140 FT TO THE OUTSIDE L OF THE WHOLE TRACT

ALG SD L N 53°21'W 80 FT TO E S OF VALLEY RD

ALG SD E S OF VALLEY RD S 36°39'W 140 FT TO B

BG LOT NO 1 ON MAP OF LD BLG TO THE TRI STATE REALTY ASSOCIATION, SITUATED IN MONTCLAIR N.J. "MADE BY K D OWEN, C.E. 1910

TOGETHER WITH ALL THE RIGHT, TITLE & INT OF ⊕ IN & TO SO MUCH OF MACOPIN AV & VALLEY RD AS ADJOINS SD PREM TO CENTER LINES THF

SUB RESTRS, THAT THERE SHALL BE ERECTED THEREON EITHER A SINGLE FAMILY DWLG HOUSE TO COST NOT LESS THAN $5000 OR A SEMI-DETACHED

OVER

H.F.D.

ER PRINTING CO., NEWARK

HOUSE TO COST NOT LESS THAN $6500. NOT MORE THAN ONE HOUSE TO BE BUILT ON THE LOT. FOUNDATION WALL TO BE AT LEAST 35 FT BACK FR MACOPIN AV & AT LEAST 12 FT BACK FR VALLEY RD. IF A SINGLE HOUSE TO FACE ON MACOPIN AV, THE LOT TO BE USED FOR DWLG PURPOSES ONLY, WITH PERMISSION FOR A PRIVATE GARAGE ON REAR OF LOT, TO BE AT LEAST 100 FT FR MACOPIN AV & 50 FT FR VALLEY RD

5-13—20M—G.

APPLICATION NO.
EXAMINED
RECORD OF INSTRUMENT

W 33, WTTY,

3. B_1_ ✓

DEED Block No.

Date of Deed OCT 1/13, 191 Liber pa.

Cons. $ 1 Ack'd OCT 1/13, 191 Recorded OCT 7/13, 191

Grantors

WILLIE WIKSTROM
CHARLOTTA WIKSTROM HIS WF

Premises

TOWN OF MONT

B AT PT OF INTERSEC OF N SIDE OF MACOPIN AVE WITH E L VALLEY RD,

TH ALG N SIDE OF MACOPIN AVE S 53° 21' E 80 FT TO SW L OF LOT NO 2 ON MAP HEREINAFTER MENTD,

TH ALG LAST MENTD L N 36° 39' E 140 FT TO OUTSIDE L. OF THE WHOLE TRACT,

ALG SD L N 53° 21' W 80 FT TO E SIDE OF VALLEY RD,

ALG E SIDE VALLEY RD S 36° 39' W 140 FT TO B,

BG LOT NO 1 ON "MAP OF LD BLG TO TRI-STATE REALTY ASSOCIATION MONT N,J, MADE BY K,D, OWEN C,E, 1910"

TOGETHER WITH ALL RIGHT, TITLE & INT OF ⊙ IN & TO SO MUCH OF MACOPIN AVE & VALLEY RD AS ADJOINS SD PREM TO CENTER LINES THF, RECITES SA K 50 443 445

OVER

Grantees

EDWARD C O'NEILL

Checked by. H. J. P.

SUB TO MTG $1300 NOW HELD BY ABBY J VAN GIESON,
SUB TO RESTRS TO WHICH @ AGREES, THAT THERE SHALL BE ERECTED THEREON EITHER A SINGLE FAMILY HOUSE TO COST NOT LESS THAN $5000 OR A ~~XXX~~ SEMI DETACHED HOUSE TO COST NOT LESS THAN ~~$XXXXXXXXXX~~ $6500 NOT MORE THAN ONE HOUSE TO BE BUILT ON THE LOT, THE FOUNDATION WALLS TO BE AT LEAST 12 FT BACK FR VALLEY RD, IF SINGLE HOUSE, IT IS TO FACE ON MACOPIN AVE, THE LOT TO BE USED FOR DWLG PURPOSES ONLY WITH THE PERMISSION FOR PRIVATE GARAGE ON REAR OF LOT, TO BE AT LEAST 100 FT FR MACOPIN AVE % & 50 FT FR VALLEY RD,

W 74, WTTY

2-13—10M—G.

3 - B. 1 - ✓

APPLICATION NO.
EXAMINED
RECORD OF INSTRUMENT

DEED Block No.

Date of Deed APL 29/13, 191 Liber pa.

Cons. $ 1 Ack'd APL 29/13, 191 Recorded MAY 2/13, 191

Grantors

WILLIAM WHITNEY AMES
HATTIE O AMES, HIS WF

Grantees

WILLIE WIKSTROM

Premises

TOWN OF MONT

B AT PT OF INTERSEC OF N SIDE MACOPIN AV WITH E L VALLEY RD

TH ALG N SIDE MACOPIN AV S 53° 21' E 80 FT TO SW L OF LOT NO 2 ON MAP HEREINAFTER MENTD

TH ALG LAST MENTD LINE N 36° 39' E 140 FT TO OUTSIDE LINE OF THE WHOLE TRACT

TH ALG SD L N 53° 21' W 80 FT TO E SIDE VALLEY RD

ALG E SIDE VALLEY RD S 36° 39' W 140 FT TO B

BG LOT NO 1 "MAP OF LD BLG TO TRI-STATE ASSO MONTC, ALIR N, J, XXR MADE BY K, D, OWEN C, E, 1910

TOGETHER WITH ALL RIGHT TITLE & INT OF ⓓ IN &

OVER

TO SO MUCH OF MACOPIN AV & VALLEY RD AS ADJOINS SD PREM TO CENTER LINES THF
RECITES SA K 50 443 445,

SUB MTG $1300 NOW HELD BY ABBY J, VAN GIESON

SUB ALSO TO RESTRS TO WHICH @ AGREES, THAT THERE SHALL BE ERECTED THEREON EITHER A SINGLE FAMILY HOUSE TO COST NOT LESS THAN $5000 OR A SEMI-DETACHED HOUSE TO COST NOT LESS THA $6500@ NOT MORE THAN ONE HOUSE TO BE BUILT ON THE LOT, FOUNDATION WALLS TO BE AT LEAST 35 FT BACK FR MACOPIN AV & AT LEAST 12 FT BACK FR VALLEY RD, IF SINGLE HOUSE, IS TO FACE ON MACOPIN AV,

THE LOT TO BE USED FOR DWLG PURPOSES ONLY WITH THE PERMISSION FOR PRIVATE GARGAGE ON REAR OF LOT, TO BE AT LEAST 100 FT FR MACOPIN AV _& 50 FT FR VALLEY RD,

8-11-20M

APPLICATION No.
EXAMINED
RECORD OF INSTRUMENT

46 J B&S

DEED

Block ..... No. .....

313 ✓

Date of Deed JAN 18/12 191 Liber pa.

Cons. $ 1., Ack'd JAN 18/12 191 Recorded JAN 19/12 191

Grantors

JENNIE H, COPELAND
WIDOW

Grantees

WM WHITNEY AMES.

Premises

TOWN OF MONT

B AT THE INTERSECTION OF THE N S OF MACOPIN AV WITH THE E S OF VALLEY RD

TH ALG N S OF MACOPIN AV S 53° 21' E 80 FT TO SW LOF LOT NO 2 ON MAP HEREINAFTER MENTD

TH ALG LAST MENTD LINE N 36° 39' E 140 FT TO THE OUTSIDE LINE OF THE WHOLE TRACT

TH ALG SD LINE N 53° 21' W 80 FT TO E LOF VALLEY RD

TH ALG E L OF VALLEY RD S 36° 39' W 140 FT TO B.

BG LOT NO 1 ON MAP OF LD BLG TO THE TRI STATE REALTY ASSOCIATION MADE BY K,D,OWEN C,E, 1910.

TOGETHERWITH ALL RIGHT TITLE & INT IN & TO SO MUCH OF MACOPIN AV & VALLEY RD AS ADJOINS SD PREM, TO THE CENTRE LINES THF.

REC TES SA Z 49 PAGE 82 -4

SUB TO ALL ENCUMBRANCES.

BAKER PRINTING CO. NEWARK.

N 29 WTTY

V3.B.1.

DEED Block No.

Date of Deed SEPT 9/11 191 Liber pa.

Cons. $ 1 Ack'd SEPT 11/11 191 Recorded SEPT 27/11 191

Grantors

TRI-STATE REALTY ASSOCIATION
A CORP

Grantees

JENNIE H COPELAND

Premises

TOWN OF MONT

B AT PT OF INTERSEC OF N S MACOPIN AV WITH E L VALLEY RD

ALG SD N S MACOPIN AV S 53° 21' E 80 FT TO SW L LOT NO 2 ON MAP HEREINAFTER MENTD

ALG LAST MENTD L N 36° 39' E 140 FT TO OUTSIDE LINE OF WHOLE TRACT

ALG SD L N 53° 21' W 80 FT TO E S VALLEY RD

ALG E S VALLEY RD S 36° 39' W 140 FT TO B

BG LOT NO 1 ON "MAP OF LD BLG TO Ⓓ MADE BY K D, OWEN, C, E, 1910

& TOGETHER WITH ALL RIGHT TITLE & INT OF Ⓓ IN & TO SO MUCH OF MACOPIN AV & VALLEY RD AS ADJS PREM TO CENTRE LINES THF

OVER

SUB RESTRS TO WHI H ⊛ AGREES THAT THERE SHALL BE ERECTED THEREON ~~XXXX~~
EITHER A SINGLE FAMILY HOUSE TO COST NOT LESS THAN $5000 OR A SEMI-DETACHED HOUSE TO COST NOT LESS THAN $6500 NOT MORE THAN ONE HOUSE TO BE BUILT ON THE LOT, FOUNDATION WALLS TO BE AT LEAST 35 FT BACK FR MACOPIN AV & AT LEAST 12 FT BACK FR VALLEY RD, IF SINGLE HOUSE IS TO FACE ON MACOPIN AV
THE LOT TO BE USED FOR DWLG PURPOSES ONLY WITH THE PREMISSION FOR PRIVATE GARAGE ON REAR OF LOT, TO BE AT LEAST 100 FT FR MACOPIN AV & 50 FT FR VALLEY RD

103—DEED - BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. 1521 COPYRIGHT© 1965 BY ALL-STATE OFFICE SUPPLY CO. 49 EDISON PLACE, NEWARK, N. J. 07102

44993

This Deed, *made the* 4th *day of* SEPTEMBER *19* 70 .

Between

JOHN W. BROWN and DORIS E. BROWN, his wife,

residing at 41 Macopin Avenue *in the* Town *of* Montclair *in the County of* Essex *and State of* NewJersey *herein designated as the Grantors,*

And

ADOLPH LEWIN an d FRANCES H. LEWIN, his wife,

about to reside at 41 Macopin Avenue *in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey *herein designated as the Grantees;*

COUNTY OF ESSEX
CONSIDERATION 35400
REALTY TRANSFER FEE 35.50
DATE
BY

Witnesseth, *that the Grantors, for and in consideration of* the sum of THIRTY-FIVE THOUSAND FOUR HUNDRED ($35,400.00) and no/100----------Dollars *lawful money of the United States of America, to the Grantors 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 Grantors being therewith fully satisfied, do 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* Town *of* Montclair *in the County of* Essex *and State of New Jersey, more particularly described as follows:*

BEGINNING at a point in the Northerly line of Macopin Avenue distant therein Easterly seventy-eight feet from its intersection with the Easterly line of Valley Road and running thence (1) North thirty-six degrees thirty-nine minutes East one hundred forty feet; thence (2) South fifty-three degrees twenty-one minutes East sixty-two feet; thence (3) South thirty-six thirty-nine minutes West one hundred forty feet to the said Northerly line of Macopin Avenue and thence (4) along the same North fifty-three degrees twenty-one minutes West sixty-two feet to thepoint and place of Beginning.

The foregoing description is drawn in accordance with a survey of said premises made by W. J. O'Connor, dated July 12, 1960.

BEING premises known and designated as 41 Macopin Avenue, Montclair, New Jersey.

BEING the same premises conveyed to the Grantors herein by deed of Ned S. Schrom and Florence A. Schrom, his wife, dated October 24, 1964 and recorded in the Essex County Register's Office on November 6, 1964 in Deed Book 4055, page 515.

ASSESSOR'S OFFICE
CANCELLED
OCT 21 1970

RECEIVED AND RECORDED
REGISTER'S OFFICE
ESSEX COUNTY, N.J.
Sep 16 11 04 AM '70
Hyman B. Wintz
REGISTER

41 Macopin Ave 25-27602 MAP 13 BLOCK 13 LOT 2

103—N. J. DEED—BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. N N T ALL-STATE OFFICE SUPPLY CO. 49 EDISON PLACE, NEWARK 2, N. J.

This Indenture,

BOOK 4055 PAGE 515

Made the 24th *day of* October *, in the year of our Lord* *One Thousand Nine Hundred and* Sixty-four

Between NED S. SCHROM and FLORENCE A. SCHROM, his wife

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J. DEC 3 3 03 PM '64 REGISTER

residing at State University College *in the* Town *of* New Paltz *in the County of* Ulster *and State of* New York *party of the first part;*

And JOHN W. BROWN and DORIS E. BROWN, his wife about to reside at 41 Macopin Avenue

in the Town *of* Montclair *in the County of* Essex *and 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 ($1.00)---------- *lawful money of the United States of America,* and other good and valuable considerations *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* Town *of* Montclair *in the County of* Essex *and State of* New Jersey

BEGINNING at a point in the Northerly line of Macopin Avenue distant therein Easterly seventy-eight feet from its intersection with the Easterly line of Valley Road and running thence (1) North thirty-six degrees thirty-nine minutes East one hundred forty feet; thence (2) South fifty-three degrees twenty-one minutes East sixty-two feet; thence (3) South thirty-six degrees thirty-nine minutes West one hundred forty feet to the said Northerly line of Macopin Avenue and thence (4) along the same North fifty-three degrees twenty-one minutes West sixty-two feet to the point and place of BEGINNING.

Being the same premises conveyed to Ned S. Schrom and Florence A. Schrom, his wife, by Edward J. Coxey and Rose C. Coxey, his wife, by deed dated July 27, 1960, and recorded in the Essex County Register's Office on August 10, 1960 in Deed Book 3734 at page 322.

The foregoing description is drawn in accordance with a survey of said premises made by W. J. O'Connor, dated July 12, 1960, and amended as of October 15, 1964.

Being premises known and designated as 41 Macopin Avenue, Montclair, New Jersey.

N. J. DEED—BARGAIN AND SALE (COV. AGAINST GRANTOR) FORM NO. 152 INDIV. TO INDIV. OR CORP. THE CHISHOLM PRINTING COMPANY

ASSESSOR'S OFFICE
FORWARDED
AUG 25 1960
RECEIVED

BOOK 3734 PAGE 322

This Indenture

Made the 27th *day of* July *in the year of our Lord* One Thousand Nine Hundred and Sixty

Between

EDWARD J. COXEY and ROSE C. COXEY, his wife,

RECEIVED & RECORDED
REGISTER'S OFFICE
ESSEX COUNTY, N. J.
AUG 10 10 29 AM '60
Curtis W. Mayer
REGISTER

of the Town of Montclair in the County of Essex and State of New Jersey party of the first part:

And

NED S. SCHROM and FLORENCE A. SCHROM, his wife,

party of the second part;

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

ONE DOLLAR ($1.00) 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, ha vegiven, 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* Town of Montclair *in the County of* Essex *and State of* New Jersey and being more particularly bounded and described as follows:

BEGINNING at a point in the Northerly line of Macopin Avenue distant therein Easterly seventy-eight feet from its intersection with the Easterly line of Valley Road and running thence (1) North thirty-six degrees thirty-nine minutes East one hundred forty feet; thence (2) South fifty-three degrees twenty-one minutes East sixty-two feet; thence (3) South thirty-six degrees thirty-nine minutes West one hundred forty feet to the said Northerly line of Macopin Avenue and thence (4) along the same North fifty-three degrees twenty-one minutes West sixty-two feet to the point and place of BEGINNING.

The foregoing description is drawn in accordance with a survey of said premises made by W. J. O'Connor, dated July 12, 1960.

BEING the same premises conveyed to the parties of the first by two Deeds, the first from The Star Company dated May 31, 1945 and recorded in the Essex County Register's Office on June 1, 1945 in Deed Book Q 104 Page 269, the second

from Carlisle Road Corporation dated November 26, 1947 and recorded in the Essex County Register's Office on December 2d, 1947 in Deed Book K 110 page 288.



20.5

(L.S.)

MAP 3 BLOCK B LOT 2

Nov. 26, 1947

Carlisle Rd Corp.

to 2 ft strip

Edward J. Coxey +wf

See Trans.

MAP 3 BLOCK B LOT 1

SM 98

B&S

DEED

41 Macopin 6100

ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK B LOT 2

By THE STAR COMPANY
NJ CORP

To EDWARD J.COXEY &
ROSE C. HIS WF
LITTLE FALLS,NJ

Block ..... **Lot** .....

Dated 5/31/45 **Ack.** 5/31/45

Rec. 6/1/45 **Book** Q 104-269

Returned to: ESSEX TITLE GTY. & TRUST CO.
MONTCLAIR,N.J.

Stamps $9.35 **Cons.** $1.00

Liens NONE

ASSESSOR'S OFFICE RECEIVED JUL 26 1945 Per

ALL **INTEREST IN** MONT **LANDS DESCRIBED AS FOLLOWS:**

B at pt on N s of Macopin Av as sa is now ld out meas E alg sa 80 ft fr inter of N s of Macopin Av w E s of Valley Rd

TH alg sd N s of Macopin Av S 53° 21' E 60 ft to W l of lot 3 on map of ld blg to Tri-State Realty Assn. & situated in Montclair,N.J. made by K.D.Owen, 10/1910

TH alg W l of last ment lot N 36° 39' E 140 ft

TH N 53° 21' W 60 ft to E l of lot 1 on sd map

TH alg E l of lot 1 S 36° 39' W 140 ft to N l of Macopin Av & pt of B

Recite S A P 91-281

MAP 3 BLOCK B LOT 2

Jan 4, 1937

See Trans.

MAP 7 BLOCK A LOT 22

#W3.

Z 42

MAP 3 BLOCK B LOT 2

APPLICATION NO. 3152

EXAMINED

RECORD OF INSTRUMENT

DECREE

NOV 18/30

HAB: UNTO.....AND.....HEIRS.

SUCCRS., EXRS., ADMRS., AND ASSIGNS FOREVER.

T. 39 4-27 10M

DEED.....Block.....No.....

Date of Deed JAN 31/31 19 Liber. pa.

Date of Sale JAN 20/31 19 Ack'd or Proved FEB 20/31 19

Cons. $ 100. Conf'd JAN 31/31 19 Recorded FEB 24/31 19

Grantor HARRY L, HUELSENBECK

Sh'ff M. C. C.

Court OF CHY

Writ of FI FA

Date of Writ DEC 2/30

Book C-15 of Executions, pa. 57

MOUNTAIN TRUST COMPANY

A CORP N J COMPLT

SAMUEL A, PERRINE & ROSE, L, PERRINE, HIS WF DEFTS

GRANTEE

MOUNTAIN TRUST COMPANY

A CORP N J

MONT

Premises

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE.....AND TO .....HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT A PT ON N S MACOPIN AVE AS SA IS NOW LD OUT MEASURED E ALG SA 80 FT FR THE INTER OF N S MACOPIN AVE WITH E S VALLEY RD

TH STILL ALG SD N S MACOPIN AVE S 53° 21' E 60 FT TO W L LOT 3 ON A CER MAP LD BLG TO TRI-STATE REALTY ASSN & SIT IN MONT, N J, MADE BY K, D, OWEN OCT 1910

TH ALG W L LAST MENTD LOT N 36° 39' E 140 FT

TH N 53° 21' W 60 FT TO E L LOT NO 1 ON SD MAP

TH ALG E L LOT 1 S 36° 39' W 140 FT TO N L MACOPIN AVE & B [OVER]

RECITES SA P-61 292 ETC
SUB TO RESTRS THAT ONLY A SINGLE FAMILY RESIDENCE TO COST NOT LESS THAN $4500.
SHALL BE ERECTED ON SD PREM THE FRONT FOUNDATION WALL OF WHICH IS TO BE
AT LEAST 35 FT FR ST L, NO OUTBLDGS SHALL BE ERECTED NEARER THAN 100 FT TO ST
DUE UNTO SD COMPLT SUM OF $15,185.18 PRIN & INT SECURED BY ITS 2 CER MTGS
GIVEN BY SAMUEL A, PERRINE & ROSE, L, HIS WF TO SD COMPLT 1ST MTG BEARING DT
JULY 7/28 & 2ND MTG BEARING DT DEC 18/29 TOGETHER WITH LAWFUL INT THEREON FR
OCT 30/30 UNTIL SA BE PD & SATISFIED
ALSO COSTS OF SD COMPLT SUM OF $300.36

"JOHN A, HINES, SOL."

27 E WTTY

3-73-2

MAP 3 BLOCK B LOT 2

APPLICATION No.

EXAMINED

RECORD OF INSTRUMENT

DEED Block No.

Date of Deed MAY 23/19 191 Liber pa.

Cons. $ 1 Ack'd MAY 26/19 191 Recorded MAY 26/19 191

Grantors

LAURIDS ANDERSON
LAURA HIS WF
TOWN OF MONTCLAIR

ACKD BEFORE
FREDERIC H PILCH
M C C N J

STAMPS $3.00

Grantees

SAMUEL A PERRINE
ROSE L HIS WF
TOWN BLOOMFIELD,

Premises

TOWN MONTCLAIR

B AT PT ON N S MACOPIN AVE AS SA IS NOW LAID OUT MEASURED ELY ALG SA 80 FT FR INTERSECT OF N S MACOPIN AVE WITH E S VALLEY RD TH STILL ALG SD N S MACOPIN AVE S 53°21' E 60 FT TO W L LOT NO 3 ON MAP OF LD BLG TO TRI-STATE REALTY ASSOCIATION, & SIT IN MONTCLAIR N.J. MADE BY K D OWEN OCT 1910,
TH ALG W L LAST MENTD LOT N 36°39' E 140 FT
TH N 53°21' W 60 FT TO E L OF LOT NO 1 ON SD MAP
TH ALG E L LOT NO 1, S 36°39' W 140 FT TO N L OF MACOPIN AVE & B

RECITES SA W 51 300, & SUR TO FOLLOWING RESTRS,

OVER

O.K. (T)

T

THAT ONLY A SINGLE FAMILY RESIDENCE TO COST NOT LESS THAN $4500 SHALL BE ERECTED ON SD PREM THE FRONT FOUNDATION WALL OF WHICH IS TO BE AT LEAST 35 FT FR THE ST L. NO OUT-BUILDINGS SHALL BE ERECTED NEARER THAN 100 FT TO THE ST.

THE ABV DESCD PREM SUB TO 2 MTGS 1ST FOR $6500 HELD BY BRANCH BROOK B & L ASSO WHICH ASH BEEN REDUCED BY PAYMENTS THEREON. 2ND FOR $1000 HELD BY CHARLES J MURRAY

W 2 WTTY

3.B.2

5-12—10M—G

APPLICATION NO.
EXAMINED
RECORD OF INSTRUMENT

DEED Block No.

Date of Deed OCT 28/12 191 Liber pa.

Cons. $ 1 Ack'd OCT 28/12 191 Recorded OCT 30/12 191

Grantors

RALPH STOUT, UNMARRIED

Grantees

LAURIDS ANDERSON

Premises

TOWN OF MONT

B AT PT ON N SIDE MACOPIN AV SA IS NOW LAID OUT, MEASURED ELY ALG THE SA 80 FT FR INTERSEC OF N SIDE OF MACOPIN AV WITH E SIDE OF VALLEY RD

STILL ALG SD N SIDE MACOPIN AV S 53° 21' E 60 FT TO W L LOT NO 3, ON CERTAIN MAP OF LD BLG TO THE TRI-STATE REALTY ASSOCIATION & SITUATED IN MONT, N. J. MADE BY K. D. OWEN OCT 1910

ALG W L LAST MENTD LOT N 36° 39' E 140 FT

N 53° 21' W 60 FT TO E L LOT NO 1 ON SD MAP

ALG E L LOT NO 1 S 36° 39' W 140 FT TO N L MACOPIN AV & B,

OVER

SUB HOWEVER TO RESTRS MENTD IN PRIOR DEEDS

SUB 1ST MTG $800 NOW LIEN ON PROP

W 15 WTTY

3. B. 2. ✓

5-12—10M—G

APPLICATION NO.
EXAMINED
RECORD OF INSTRUMENT

DEED Block No.

Date of Deed AUG 5/12 191 Liber pa.

Cons. $ 1 Ack'd AUG 5/12 191 Recorded AXXX SEPT 3/12 191

Grantors

JOHN D HAZEN
SADIE E HAZEN HIS WF

Grantees

RALPH STOUT

Premises

TOWN OF MONT

B AT PT ON N SIDE OF MACOPIN AV SA IS NOW LAID OUT, MEASURED ELY ALG THE SA 80 FT FR THE INTERSEC OF N SIDE OF MACOPIN AV WITH E SIDE OF VALLEY RD

TH STILL ALG N SIDE OF MACOPIN AV S 53° 21' E 60 FT TO W L LOT NO 3 ON MAP OF LD BLG TO THE TRI-STATE REALTY ASSO, SITUATE IN MONTCLAIR, N. J, MADE BY K. D. OWEN, OCT 1910

TH ALG W L LAST MENTD LOT N 36° 39' E 140 FT

N 53° 21' W 60 FT TO E L LOT NO 1

ALG E L LOT NO 1 S 36° 39' W 140 FT TO N L MACOPIN AV & B,

RECITES SA A 49 461 463

SUB RESTRS IN SD DEED, SUB 1ST MTG $800 ON PROP

C 26 WTTY

20M 1-11

APPLICATION NO.
EXAMINED
RECORD OF INSTRUMENT

DEED ✓ **Block** **No.** 3 - B - 2 -

Date of Deed MAY 15/11 **191** **Liber** **pa.**

Cons. $ 1 **Ack'd** MAY 15/11 **191** **Recorded** MAY 17/11 **191**

Grantors

FRANK T, CLUTE
CHARLOTTE P, HIS WF

Grantees

JOHN D, HAZEN

Premises

TOWN OF MONT

B ON N S OF MACOPIN AV AT PT DIST E 80 FT FR E L OF VALLEY ROAD

TH S 53° 21' E ALG N S OF MACOPIN AV 60 FT TO X SW COR OF LOT NO 3 ON MAP HEREINAFTER MENTD

ALG W S OF LOT NO 3 N 36° 39' E 140 FT THRO LD NOW OR FMLY OF TRI-STATE REALTY ASSOCIATION , A CORP, N 53° 21' W 60 FT

STILL THRO LD NOW OR FMLY OF THE X TRI-STATE REALTY ASSOCIATION = TO 2ND COURSE 140 FT TO B

BG E 60 FT OF LOTS NOS 1 AND 2 AS SHOWN ON MAP ENTITLED "MAP OF LD BLG TO TRI STATE REALTY ASSOCAITION, SITUATED IN TOWNOF MONT, N,J, AND SIGNED K,D,OWEN, SEPT .09.

TOGETHER WITH ALL THE RIGHT, TITLE AND INT OF @ IN & TO SO MUCH OF MACOPIN AV AS LIES IN FRONT OF SD PREM TO CENTER L THF

RECITES SA F 48 454 456

OVER

BAKER PRINTING CO., NEWARK.

SUB TO MTG $800 AT 6% INT, WHICH MTG @ HER TO ASSUMES
SUB TO THE RESTRS CONTAINED IN SD DEED FR ℳ JENNIE H, COPELAND DATED
FEB 1, 1911

C 56 WTTY

20M 1-11

APPLICATION NO.
EXAMINED
RECORD OF INSTRUMENT

3B 2

DEED Block No.

Date of Deed FEB 1 11 191 Liber pa.

Cons. $ 1 Ack'd FEB 1 11 191 Recorded FEB 2 11 191

Grantors

JENNIE H, COPELAND, WIDOW

Grantees

FRANK T, CLUTE

Premises

TOWN OF MONT

B ON N S OF MACOPIN AV AT PT DIST E 80 FT FR E L OF VALLEY RD

TH S 53° 21' E ALG N S OF MACOPIN AV 60 FT TO SW COR OF LOT NO 3 ON MAP HEREAFTER MENTD

ALG W S OF LOT NO 3 N 36° 39' E 140 FT

THRO LD OF TRI-STATE REALTY ASSO A CORP

N 53° 21' W 60 FT

STILL THRO LD OF SD ASSO = 2ND COURSE 140 FT TO B

BG E 60 FT OF LOTS NO 1 AND 2 AS SHOWN ON MAP ENTITLED " MAP OF LD BLG TO TRI-STATE REALTY ASSO SITUATED IN TOWN OF MONT ESSEX CO NEW JERSEY" AND SIGNED "K D OWEN SEPT 1909"

TOGETHER WITH ALL THE RIGHT TIEL AND INT OF ⊙ IN AND TO SO MUCH OF MACOPIN AV AS LIES IN FRONT

OVER

AFTER RECORDING RETURN TO

BAKER PRINTING CO., NEWARK.

OF SD PREM TO CENTRE L THF

RECI TES SA F 47 376 378

SUB TO FOLLOWI NG RESTRS ONLY A SI NGLE FAMI LY RESI DENCE TO COST NOT LESS THAN $4500 SHALL BE ERECTED ON SD PREM FRONT FOUNDATI ON WALL TO BE AT LEASET 35 FT FR ST L NO OUTBLDG TO BE ERECTED NEARER THAN I 00 FT XXX OF ST L

SUB TO MTG $800 GI VEN BY ① TO EDYTH M MARSHALL ② ASSUMES

31 WTTY J

20M 12-09

DEED Block No. 3.B.2.

Date of Deed JUNE 1\10 191 Liber pa.

Cons. $ 1, Ack'd JUNE 14\10 191 Recorded JUNE 16\10 191

Grantors

TRI-STATE REALTY ASSOCIATION
A CORP,

Premises

TOWN OF MONT

B ON THE N S OF MACOPIN AV DIST E 80 FT FR E L
OF VALLEY RD
TH S 52° 21' E ALG N S OF MACOPIN AV 60 FT TO
SW COR OF LOT NO 3 ON MAP HEREINAFTER MENTD
TH ALG W S OF LOT NO 3 N 36° 39' E 140 FT
TH THRO LD OF ⊕ N 53° 21' W 60 FT
STILL THRO LD OF ⊕ = TO 2ND COURSE 140 FT TO
B
BG ELY 60 FT TO LOTS NOS 1 & 2 AS SHOWN
ON MAP OF⊕ SIGNED BY K.D.OWEN SEPT 1909

Grantees

JENNIE H, COPELAND.

SUB TO FOL RESTRS, ONLY A SINGLE FAMILY RESIDENCE TO COST NOT LESS THAN $4500, SHALL BE ERECTED ON SD PREM, THE FRONT FOUNDATION WALL OF WHICH IS TO BE AT LEAST 35 FT FR ST LINE, NO OUT BLDGS SHALL BE ERECTED NEARER THAN 100 FT TO THE ST LINE.

TOGETHER WITH ALL RIGHT TITLE & INT IN & TO SD AV TO CENTRE LINE THF, IN FRONT SD PREM. RECITES --

B.

BAKER PRINTING CO., NEWARK

Booth 31 Park Motel

ASSESSOR'S OFFICE
RECEIVED
MAY 12 19[illegible]

103—DEED - BARGAIN AND SALE (COVENANT AGAINST GRANTOR) COPYRIGHT© 1965 BY ALL-STATE OFFICE SUPPLY CO.
IND. TO IND. OR CORP. 49 EDISON PLACE, NEWARK, N.J. 07102

This Deed, made the 29th day of April, 19[illegible]

Between EDWARD F. COURVILLE and CECILE M. COURVILLE, his wife,

residing at 39 Macopin Avenue
in the Town of Montclair in the County of
Essex and State of New Jersey herein designated as the Grantors,

And JAMES H. BERSIE and ANDREA W. BERSIE, his wife,

about to reside at 39 Macopin Avenue
residing or located at
in the Town of Montclair in the County of
Essex and State of New Jersey herein designated as the Grantees;

COUNTY OF ESSEX
CONSIDERATION 35,900.00
REALTY TRANSFER FEE $36.
BY
DATE

Witnesseth, that the Grantors, for and in consideration of

THIRTY-FIVE THOUSAND NINE HUNDRED - - - - - - ($35,900.00) DOLLARS

lawful money of the United States of America, to the Grantors 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 Grantors being therewith fully satisfied, do 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
Town of Montclair in the
County of Essex and State of New Jersey, more particularly described as follows:

BEGINNING at a point in the northerly side of Macopin Avenue distant measuring easterly along said line 140 feet from its intersection with the easterly side of Valley Road; running thence (1) along said northerly side of Macopin Avenue a distance of 30 feet; thence (2) still along said northerly side of Macopin Avenue on a course to the South with a radius of 1533.89 feet for a distance of 30 feet, which in a straight line would be South 57 degrees 1 minute East; thence (3) North 37 degrees 46 minutes East 132.19 feet; thence (4) North 53 degrees 21 minutes West 62.57 feet; thence (5) South 36 degrees 39 minutes West 131.56 feet to Macopin Avenue and the point or place of BEGINNING.

BEING commonly known and designated as 39 Macopin Avenue, Montclair.

BEING the same premises conveyed to the grantors herein by deed of Lillian McDonald, widow, dated July 1, 1966 and recorded July 5, 1966 in Deed Book 4178, at page 449 of the Essex County Register's Office.

Said premises also being described in accordance with survey made by Miller and McGiffert, Inc., Engineers, dated June 15, 1966:

BEGINNING at a point in the northerly side of Macopin Avenue distant measuring easterly along said line 140 feet from its intersection with the easterly side of Valley Road running thence (1) along said northerly side of Macopin Avenue a distance of 30 feet; thence (2) still along said northerly side of Macopin Avenue on a course to the south with a radius of 1533.89 feet for a distance of 30 feet, which in a straight line would be south 57 degrees 1 minute east; thence (3) north 37 degrees 46 minutes east 131.88 feet; thence (4) north 53 degrees 21 minutes west 62.57 feet; thence (5) south 36 degrees 39 minutes west 131.56 feet to Macopin Avenue and the point or place of BEGINNING.

RECORDED
REGISTER

APR 30 | 33 PM '71

RECEIVED & RECORDED
REGISTER'S OFFICE
ESSEX COUNTY, N.J.

BOOK 4372 PAGE 121

38 1023 35
39 Macopin Ave
MAP 3 BLOCK B LOT 3

(1)

Bennett Shepard & Cooper
250 Bellevue Ave Upper Nutley

103—DEED - BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. LOT COPYRIGHT© 1965 BY ALL-STATE OFFICE SUPPLY CO. 49 EDISON PLACE, NEWARK, N. J. 07102

RECEIVED AUG 5 1966

BOOK 4178 PAGE 449

This Indenture,

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J. JUL 5 11 33 AM '66 REGISTER

Made the 1st day of July 19 66,

Between LILLIAN McDONALD, Widow,

residing at #55 Sunset Avenue in the Borough of Verona in the County of Essex and State of New Jersey herein designated as the Grantors,

And

EDWARD F. COURVILLE and CECILE M. COURVILLE, his wife,

about to be residing ~~or located~~ at #39 Macopin Avenue in the Town of Montclair in the County of Essex and State of New Jersey herein designated as the Grantees;

Witnesseth, that the Grantors, for and in consideration of the sum of ONE DOLLAR (AND OTHER GOOD AND VALUABLE CONSIDERATION) lawful money of the United States of America, to the Grantors 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 Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and convey unto the Grantees forever,

Amount of Doc. Rev. Stamps $ 26.95 ✓

All that tract or parcel of land and premises, situate, lying and being in the Town of Montclair in the County of Essex and State of New Jersey, more particularly described as follows:

BEGINNING at a point in the northerly side of Macopin Avenue distant measuring easterly along said line 140 feet from its intersection with the easterly side of Valley Road running thence (1) along said northerly side of Macopin Avenue a distance of 30 feet; thence (2) still along said northerly side of Macopin Avenue on a course to the south with a radius of 1533.89 feet for a distance of 30 feet, which in a straight line would be south 57 degrees 1 minute east; thence (3) north 37 degrees 46 minutes east 132.19 feet; thence (4) north 53 degrees 21 minutes west 62.57 feet; thence (5) south 36 degrees 39 minutes west 131.56 feet to Macopin Avenue and the point or place of BEGINNING.

BEING premises also known as #39 Macopin Avenue, Montclair, New Jersey.

BEING the same premises conveyed to Lillian McDonald, Widow, by Deed from Philip S. Chase and Margaret C. Chase, his wife, dated October 24, 1957, and recorded in the Essex County Register's Office October 25, 1957, in Book 3523, page 212.

1911963
39 MACOPIN AVE.
MAP 3 BLOCK B LOT 3

These premises also being described as follows:

BEGINNING in the Northeasterly line of Macopin Avenue at a point therein distant 140.00 feet Southeasterly, measured along the aforesaid Northeasterly line of Macopin Avenue from its intersection with the Southeasterly line of Valley Road; thence (1) North 36 degrees 39 minutes East and along the Southeasterly line of land now or formerly of Edward J. Coxey and wife a distance of 131.56 feet to a point; thence (2) South 53 degrees 21 minutes East and along the Southwesterly line of land now or formerly of Robert Rubenacker and the Southwesterly line of land now or formerly of Ralph Huttenloch, a distance of 62.57 feet to a point; thence (3) South 37 degrees 46 minutes West and along the Northwesterly line of land now or formerly of Jean B. Stakel and husband, a distance of 131.88 feet to a point in the aforesaid Northeasterly line of Macopin Avenue; thence (4) Northwesterly along a curve to the left having a radius of 1533.89 feet and along the aforesaid Northeasterly line of Macopin Avenue an arc distance of 30.00 feet to a point of tangent; thence (5) North 53 degrees 21 minutes West and still along the aforesaid Northeasterly line of Macopin Avenue a distance of 30.00 feet to the place of BEGINNING.

This description in accordance with survey made by Miller & McGiffert, Inc. Engineers, dated June 15, 1966.

ASSESSOR'S OFFICE
RECEIVED
NOV 15 1957

N. J. DEED—BARGAIN AND SALE (COV. AGAINST GRANTOR) FORM NO. 153 INDIV. TO INDIV. OR CORP. THE CHISHOLM PRINTING COMPANY, 409 PEARL ST., N. Y. 5618

This Indenture,

Made the 24th *day of* October *, in the year of our Lord One Thousand Nine Hundred and* Fifty-seven.

Between

PHILIP S. CHASE and MARGARET C. CHASE, his wife,

of the Town *of* Montclair *in the County of* Essex *and State of* New Jersey,

party of the first part:

And

"LILLIAN McDONALD," Widow, of 558 Park Street, Upper Montclair, New Jersey

RECEIVED & RECORDED
REGISTER'S OFFICE
ESSEX COUNTY, N.J.
OCT 25 1 26 PM '57
BOOK 3523 PAGE 212
Ellen W. Magee
REGISTER

party of the second part;

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

- - - - - One Dollar ($1.00) and other 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* her heirs *and assigns, forever,* **All** that certain *tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey.

4 BEGINNING at a point in the northerly side of Macopin Avenue distant measuring easterly along said line 140 feet from its intersection with the easterly side of Valley Road running thence along said northerly side of Macopin Avenue a distance of 30 feet; thence still along said northerly side of Macopin Avenue on a course to the south with a radius of 1533.89 feet for a distance of 30 feet, which in a straight line would be south 57 degrees 1 minute east; thence north 37 degrees 46 minutes east 132.19 feet; thence north 53 degrees 21 minutes west 62.57 feet; thence south 36 degrees 39 minutes west 131.56 feet to Macopin Avenue and the point or place of BEGINNING.

BEING the same premises conveyed to the grantors by deed of Dorothy Cluthe Schoof and Herbert C. Schoof, her husband, dated March 8, 1949 and recorded March 31, 1949 in the Essex County Register's Office in Book C 113, page 259-260.

446353
39 Macopin Ave
6600

MAP 3 BLOCK B LOT 3

Boyd Dodd Keer R.S. $24.75
4 Booth 31 Park St. Mtl

#3 AON

ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK B LOT 3

39 Macopin Ave
5700

.....W.....**DEED**

By

DOROTHY CLUTHE SCHOOF & HERBERT C
HUSB MONTCL

To

PHILIP S CHASE & MARGARET C WIFE
NO ADDRESS GIVEN

Block ..... **Lot** .....

Dated 3-8-49 **Ack** 3-8-49

Rec. 3-31-49 **Book** C-113 259

Returned to: Nutley Mtge & T Gty Co
Nutley

Stamps $15.95 **Cons.** $1.

Liens None

ASSESSOR'S OFFICE RECORDED APR 14 1949 RECEIVED For

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B at a pt in the N sd of Macopin Ave dist meas E alg sd l 140 ft from its inter with the E sd of Valley Road
TH alg sd N sd of Macopin Ave a dist of 30 ft
TH still alg sd N sd of Macopin Ave on a course to the S with a radius of 1533.89 ft for a dist of 30 ft which in a straight l would be S 57° 1' E
TH N 37° 46' E 132.19 ft
TH N 53° 21' W 62.57 ft
TH S 36° 39' W 131.56 ft to Macopin Ave and pl of B
RECITE S A Q-100 118

D 90 WTTY

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

39 Macopin

MAP 3 BLOCK B LOT 3

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO _____ AND _____ HEIRS,
SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

T 532—6-41—15M
N. J. R. T. I. CO.

DEED _____ Block _____ No. _____

Date of Deed JUNE 29/42 19 Liber Q 100 pa. 118-119

Cons. $ 1. Ack'd JUNE 29/42 19 Recorded JUNE 30/42 19

Grantors

MARTHA B. HILL, WIDOW,
BASKING RIDGE, N.J.

$7.70 STAMPS
ACK'D. JAMES D. BOYD
ATTY AT LAW OF N.J.

Grantees

DOROTHY GLUTHE SCHOOF AND
HERBERT C. SCHOOF, HER HUS.
GLEN RIDGE, N.J.

Premises MONTCLAIR

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE _____ AND TO _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT A PT IN THE N SIDE OF MACOPIN AVE DIST
MEAS E ALG SD LI 140 FT FR ITS INTER WI
THE E SIDE OF VALLEY RD,
RUNN TH ALG SD N SIDE OF MACOPIN AVE A DIST
OF 30 FT
TH STILL ALG SD N SIDE OF MACOPIN AVE ON
A CURVE TO THE S WI A RADIUS OF 1,533.89 FT
FOR A DIST OF 30 FT, WH IN A STRAIGHT LI
WOULDBE S 57° 1' E,
TH N 37°46' E 132.19 FT,
TH N 53° 21' W 62.57 FT,
TH S 36°39' W 131.56 FT TO MACOPIN AVE AND
THE PT OR PL OF B. [OVER]

REGITES BG SA G 72 OF DEEDS, P 433. THE SD RALPH A. HILL DIED JUNE 16/28, A RESIDENT OF ESSEX COUNTY.

SUBJ TO RESTRS OF RECORD.

135 J WTTY WTTY

MAP 3 BLOCK B LOT 3 ✓

APPLICATION NO. ..... EXAMINED RECORD OF INSTRUMENT .....

HAB: UNTO ..... AND ..... HEIRS.

SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

T. 29 1-25 50M

DEED ..... BLOCK ..... NO. .....

DATE OF DEED JUNE 2 1925 19 LIBER ..... PA. .....

CONS. $ 1 ACK'D JUNE 2 1925 19 RECORDED JUNE 3 1925 19

GRANTORS

NATHANIEL L, FOSTER
FLORENCE F, FOSTER
HIS WF

STAMPS $8.50

GRANTEES

RALPH A, HILL
MARTHA B, HILL HIS WF

PREMISES TOWN OF MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE ..... AND TO ..... HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B ST A PT IN THE N S OF MACOPIN AV DIST E 140 FT FR
E S OF VALLEY ~~X~~ ROAD
TH ALG N S OF MACOPIN AV 30 FT
TH ALG N L MACOPIN AV ON A CURVE TO THE SOUTH
WITH A RAD OF 1533 89/100 FT FOR A DIST OF
30 FT WHICH IN A STRT LINE WOULD BE SOUTH
57° 1' EAST
TH N 37° 46' E 132 19/100 FT
TH N 53° 21' W 62 57/100 FT
TH S 36° 39' W 131 56/100 FT TO MACOPIN AV & B

RECITES SA V 66 589
SUB TO MTG $7400. ∠ 42 365
SUB TO RESTRS OF RECORD.

OK CJB

C 6 WTY

T. 29 3-22 15M

APPLICATION NO.

EXAMINED
RECORD OF INSTRUMENT

$6 STAMP

3-B-1

MAP 3 BLOCK B LOT 3

DEED Block No.

Date of Deed OCT 14/22 19 Liber pa.

Cons. $ 1 Ack'd OCT 14/22 19 Recorded OCT 17/22 19

Grantors

JESSIE M GOELLER
ALBERT WHER HUS

TH ALG NS OF
MACOPIN AVE 30FT

Grantees

NATHANIEL L FOSTER

Premises

TOWN MONT

B AT PT IN N S OF MACOPIN AV DIST E ALG
SD L 140 FT FR ITS INT WITH E S OF VALLEY RD
TH ALG SD N S OF MACOPIN AV ON CURVE TO THE S WITH
RAD OF 1533.89 FT FOR DIST OF 30 FT WHICH IN A
STRT L WOULD BE S 57°1'E
TH N 37°46'E 132.19 FT
TH N 53°21'W 62.57 FT
TH S 36°39'W 131.56 FT TO B
RECITES SA CONVD TO @ BY THREE IN ONE OIL
COMPANY A CORP, DT AUG 20/20 REC SEPT 22/20
SUB MTG HELD BY FULTON B&L ASSN $7400
WHICH @ ASSUMES
SUB RESTRS OF REC

MAP 3 BLOCK B LOT 3

W 31 WTTY

APPLICATION No.

EXAMINED

RECORD OF INSTRUMENT

DEED

Block No.

Date of Deed AUG 20/20 19 Liber pa.

Cons. $ 100 Ack'd AUG 20/20 SEPT 21/20 19 Recorded M SEPT 22/20 19

Grantors

THREE IN ONE OIL COMPANY
CORP N J

Premises TOWN MONT

B AT PT IN N S OF MACOPIN AV DIST MEASURING E ALG SD L 140 FT FR ITS INTER WITH E S OF VALLEY RD
TH ALG SD N S OF MACOPIN AV A DIST OF 30 FT
TH ALG SD N S OF MACOPIN AV ON A CURVE TO S WITH RAD OF 1533.89 FT FOR A DIST OF 30 FT WHICH IN STRT L WOULD BE S 57° 1' E
TH N 37° 46' E 132.19 FT
TH N 53° 21' W 62.57 FT
TH S 36° 39' W 131.56 FT TO B
TOGETHER WITH ALL RIGHT TITLE & INT OF @ IN & TO SO MUCH OF MACOPIN AV AS LIES IN FRONT OF SD PREM TO CENTRE L THR
RECITES SA CONVD TO @ BY NELLY H LANSING BY DEED DT APR 20,1917
SUB RESTRS THE SD PROP SHALL BE USED ONLY FOR 1 SINGLE FAMILY HOUSE TO COST NOT LSS THAN $4500 & TO BE PLACED SO FRONT FOUNDATION WALL IS NOT NEARER THAN 35 FT TO ST L NO OUTBLDG TO BE PLACED WITHIN 100 FT OF ST L.

$10.50 STAMPS

Grantees

JESSIE M GOELLER

W 4, WTTY

APPLICATION-NO.

EXAMINED
RECORD OF INSTRUMENT

DEED Block No. MAP 3 BLOCK B LOT 3

Date of Deed APR 20/17, 191 Liber pa.

Cons. $ 1 Ack'd APR 20/17, 191 Recorded APR 27/17, 191

Grantors

NELLIE H LANSING, WIDOW

Grantees

THREE IN ONE OIL CO,
A CORP OF NJ,

Premises

TOWN OF MONT,
B AT PT IN N S MACOPIN AVE, DIST MEASURING E ALG SD L 140 FT FR INTERSEC WITH E S VALLEY RD
TH ALG SD N S MACOPIN AVE, DIST OF 30 FT
TH STILL ALG N S MACOPIN AVE ON CURVE TO THE S, WITH RAD OF 1533 89/100 FT FOR DIST OF 30 FT WHICH IN STRT L WOULD BE S 57° 1' E,
TH N 37° 46' E, 132 19/100 FT
TH N 53° 21' W, 62 57/100 FT
S 36° 39' W, 131 56/100 FT TO B
TOGETHER WITH ALL THE RIGHT, TITLE & INT OF THE ⓐ IN & TO SO MUCH OF MACOPIN AVE, AS LIES IN FRONT OF SD PREM TO THE CENTER L THF,
RECITES SA PREM CONVD TO NELLIE H LANSING BY DEED MAR 24/17.

SUB TO FOL RESTRS, THE SD PROP SHALL BE USED

OVER

FOR ONE SINGLE FAMILY HOUSE TO COST NOT LESS THAN $4500 & TO BE PLACED SO THE FRONT FOUNDATION WALL IS NOT NEARER THAN 35 FT TO THE ST LINE, NO OUT BLDG TO BE PL ACED WITHIN 100 FT TO THE ST L

SUB TO MTG $900 DATED JAN 15/16, MADE FOR 2 YRS,

C 6 WTTY

APPLICATION NO.

EXAMINED
RECORD OF INSTRUMENT

DEED Block No. MAP 3 BLOCK B LOT 3.

Date of Deed MAR 24/17 191 Liber pa.

Cons. $ 1 Ack'd MAR 24/17 191 Recorded MAR 28/17 191

Grantors

W LUDLOW JAMES
UNMARRIED

Grantees

NELLIE H LANSING

Premises

TOWN MONT
B AT PT IN N S OF MACOPIN AV DI ST E ALG SD L 140 FT FR ITS INTERSECT WITH E S OF VALLEY RD
TH ALG SD N S OF MACOPIN AV A DI ST OF 30 FT
STILL ALG SD N S OF MACOPIN AV ON CURVE TO S WITH RAD OF 1533 89/100 FT FOR A DI ST OF 30 FT . WHICH IN A STRAIGHT L WOULD BE
S 57°1'E
N 37°46'E 132 19/100 FT
N 53°21'W 62 57/100 FT
S 36°39'W 131 56/100 FT TO B
TOGETHER WITH ALL RIGHT, TITLE & INT OF GR IN & TO SD MUCH OF MACOPIN AV AS LIES IN FRONT OF SD PREM TO THE CENTER L THF
RECITES SA C 57 57 59
SUB TO FOLLOWING RESTRS, THAT SD PROP SHALL BE USED ONLY FOR ONE SINGLE FAMILY HOUSE
OVER

TO COST NOT LESS THAN $4500 & TO BE PL SO THE FRONT FOUNDATION WALL IS NOT NEARER THAN 35 FT TO THE ST L. NO OUTBLOGS TO BE BUILT WITHIN 100 FT TO THE ST L

SUB MTG IN AMT OF $900 GIVEN BY W LUDLOW JAMES TO H S CONNOLLY AND COMPANY DATED JAN 15/16

W 15, WTTY

APPLICATION NO.
EXAMINED

RECORD OF INSTRUMENT

$.50

DEED Block No. 383.V

Date of Deed JAN 15/16, 191 Liber pa.

Cons. $ 1 Ack'd JAN 15/16, 191 Recorded JAN 25/16, 191

Grantors

H, S, CONNOLLY & CO,
A CORP

Grantees

W, LUDLOW JAMES

Premises

TOWN OF MONT,

B AT PT IN N S MACOPIN AVE, DIST MEASURED E ALG SD L ~~XXX~~ 140 FT FR ITS INTERSEC WITH E S OF VALLEY RD,

TH ALG N S MACOPIN AVE, DIST 30 FT

STILL ALG SD N S OF MACOPIN AVE, ON CURVE TO THE S, WITH RAD OF 1533 89/100 FT FOR DIST OF 30 FT, WHICH IN STRT L WOULD BE S 57° 1' E,

TH N 37° 46' E 132 19/100 FT

N 53° 21' W 62 57/100 FT

S 36° 39' W 131 ~~X~~ 56/100 FT TO B

TOGETHER WITH ALL THE RIGHT, TITLE & INT OF © IN & TO SO MUCH OF MACOPIN AVE AS LIES IN FRONT OF SD PREM TO CENTER L THEREOF

OVER

RECITES SA A 55, 70 72,
SUB TO FOL RESTRS, THE SD PROP SHALL BE USED ONLY FOR ONE SINGLE FAMILY HOUSE TO COST NOT LESS THAN $4500 & TO BE PLACED SO THE FRONT FOUNDATION WALL IS NOT NEARER THAN 35 FT TO THE ST LINE, NO OUTBLDGS TO BE BUILT WITHIN 100 FT TO THE ST LINE,
SUB TO P M MTG $900 FOR 2 YRS, INT 6% EDT,

C 20 WTTY

3-B-3-✓

10-13—20M—G.

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

DEED Block No.

Date of Deed AUG 17/14 191 Liber pa.

Cons. $ 1 Ack'd AUG 17/14 191 Recorded AUG 18/14 191

Grantors

SARAH E HADWEN
WIDOW

Grantees

H S CONNOLLY AND CO
A CORP

Premises

TOWN MONT

B AT PT IN N S MACOPIN AV DIST E ALG SD L.140 FT FR ITS INTERSECT WITH E S OF VALLEY RD TH ALG SD N S MACOPIN AV A DIST OF 30 FT

STILL ALG SD N S MACOPIN AV ON CURVE TO S WITH RAD OF 1533 89/100 FT FOR A DIST OF 30 FT WHICH IN STRAIGHT L WOULD BE S 57°1'E

N 37°46'E 132 19/100 FT

N 53°21'W 62 57/100 FT

S 36°39'W 131 56/100 FT TO B

TOGETHER WITH ALL THE RIGHT, TITLE & INT OF @ IN & TO SO MUCH OF MACOPIN AV AS LIES IN FRONT OF SD PREM TO CENTER L THF

RECITES SA M 47 476

BG LOT NO 3 AS SHOWN ON MAP ENTITLED "MAP OF LD BLG TO TRI-STATE REALTY ASSOCIATION, SITUATED IN THE TOWN OF MONTCLAIR, N.J. MADE BY K D OWEN C.E. SEPT 19, 1909"

OVER

H.F.D.
R.G.P.

SUB RESTRS. THAT/ AS FOLLOWS.
THE SD PROP SHALL BE USED ONLY FOR ONE SINGLE FAMILY HOUSE TO COST NOT LESS THAN $4500 AND TO BE PL SO THAT THE FRONT FOUNDATION WALL IS NOT NEARER THAN 35 FT TO THE ST L. NO OUT-BLDGS TO BE BUILT WITHIN 100 FT OF THE ST L.

10M 6-10

W 20 WTTY

DEED Block No. 383

Date of Deed AUG 25\10 191 Liber pa.

Cons. $ 1 Ack'd SEPT 1\10 191 Recorded SEPT 2\10 191

Grantors

M JOSEFINE LEWIS, UNMARRIED

Premises TOWN OF MONT

B AT PT IN N S MACOPIN AV DIST MEASURING E ALG SD L 140 FT FR INTERSEC WITH E S VALLEY RD

TH ALG SD N S MACOPIN AV DIST OF 30 FT

ALG SD N S SD AV ON CURVE TO S WITH RADIUS OF 1533 89\100 FT FOR A DIST OF 30 FT WHICH IN L WOULD BE S 57° 1' E

N 37° 46' E 132 19\100 FT

N 53° 21' W 62 57\100 FT

S 36° 39' W 131 56\100 FT TO B

RECITES SA H 47 133

Grantees

SARAH E HADWEN

TOGETHER WITH ALL THE RIGHT, TITLE & INT OF ⓜ IN & TO SO MUCG OF MACOPIN AV AS LIES IN FRONT OF SD PREM TO CENTRE L THF

BAKER PRINTING CO., NEWARK.

100M-7-08.

SUB FOL RESTRS

THAT SD PROP SHALL GE USED ONLY FOR ONE SINGLE FAMILY HOUSE TO COST NOT LESS THAN $4500 & TO BE PLACED SO THAT FRONT FOUNDATION WALL IS NOT NEARER THAN 35 FT TO THE ST L NO OUT BLDGS TO BE BUILT WITHIN 100 FT OF ST L

SUB ALSO MTG FOR $1160 GIVEN BY ⓞ TO TRI-STATE REALTY ASSO FOR 1 YR AT 5-1\2% WHICH MTG IS REC IN R 25 442

20M 12-09

DEED Block No.

Date of Deed MAY 17\10 191 Liber pa.

Cons. $ 1, Ack'd MAY 17\10 191 Recorded MAY 18\10 191

3, B, 3,

Grantors

TRI-STATE REALTY
ASSOCIATION. A CORP,

Grantees

M.JOSEPHINE LEWIS.

Premises

TOWN OF MONT

B AT A PT IN THE N S OF MACOPIN AV DIST DIST E
140 FT FR E S OF VALLEY RD
TH ALG N S OF MACOPIN AV DIST 30 FT
TH STILL ALG N S SD AV ON A CURVE TO THE S WITH A
RAD OF 1533 89\100 FT FOR A DIST OF 30 FT
WHICH IN STRT LINE WOULD BE S 57° 1' E
TH N 37° 46' E 132 19\100 FT
N 53° 21' W 62 57\100 FT
S 36° 39' W 131 56\100 FT TO B
BG LOT NO 3 ON MAP BLG TO © MADE BY K,D,OWEN
C,E, SEPT 19 1909
RECITES PART OF A 46 25
TOGETHER WITH ALL RIGHT TITLE & INT IN & TO
MACOPIN AV IN FRONT SD PREM TO CENTRE LINE THF
SUB BLDG RESTRS ONLY ONE SINGLE FAMILY HOUSE
TO BE ERECTED COST NOT LESS THAN $4500 & NOT NEARER
THAN 35 FT TO ST LINE, NO OUR BLDGS WITHIN 100 FT OF ST LINE.

BAKER PRINTING CO., NEWARK.

ASSESSOR'S OFFICE

Al Alessandro 1390 Valley Rd Sterling

103—DEED, BARGAIN, AND SALE (COVENANT AGAINST GRANTOR) 1-2-3 B COPYRIGHT© 1969 BY ALL-STATE OFFICE SUPPLY CO. INC. IN NEW JERSEY, OR CORP. 49 EDISON PLACE, NEWARK, N. J. 07102

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J. JUN 30 10 57 AM '71

This Deed, *made the* 26th *day of* June 1971

Between

ROBERT B. TAYLOR and NANCY R. TAYLOR, his wife,

residing at 37 Macopin Avenue *in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey *herein designated as the Grantors,*

And

ROBERT C. Mc MANUS and JUDITH R. Mc MANUS, his wife,

about to reside at 37 Macopin Avenue ~~residing or located at~~ *in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey *herein designated as the Grantees;*

Witnesseth, *that the Grantors, for and in consideration of* the sum of THIRTY-EIGHT THOUSAND ($38,000.00) and no/100----------Dollars *lawful money of the United States of America, to the Grantors 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 Grantors being therewith fully satisfied, do 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* Town *of* Montclair *in the County of* Essex *and State of New Jersey, more particularly described as follows:*

BEING Lot #4 as shown on map entitled "Map of land belonging to Tri-State Realty Association, situate in the Town of Montclair, County of Essex, New Jersey, made by K.D. Owen, C.E., September 19, 1908" and being more particularly described as follows:

BEGINNING at a point on the northeasterly line of Macopin Avenue distant therein southeasterly 200 feet from the point of intersection of the said line and the southeasterly line of Valley Road; from thence running (1) along the northeasterly line of Macopin Avenue on a curve to the right having a radius of 1533.89 feet, an arc distance of 60 feet; thence (2) north 40 degrees 00 minutes 40 seconds east 134.43 feet to a point; thence (3) north 53 degrees 21 minutes west 65.25 feet to a point; thence (4) south 37 degrees 46 minutes 14 seconds west 131.88 feet to the northeasterly line of Macopin Avenue and the point and place of Beginning.

Being further known as No. 37 Macopin Avenue, Montclair, New Jersey.

Being the same premises conveyed to the Grantors herein by deed of Wallace S. Towe, Jr. and Jo Ann Towe, his wife, dated January 16, 1970, and recorded on January 22, 1970 in the Essex County Register's Office in Deed Book 4333, page 480.

COUNTY OF ESSEX CONSIDERATION 38,000 REALTY TRANSFER FEE DATE BY

38117532

37 Macopin Ave.

MAP 3 BLOCK B LOT 4

ASSESSOR'S OFFICE

RECEIVED

North 72 Chrough Rd Belfd

BOOK 4333 PAGE 480

103—DEED - BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. P521 COPYRIGHT© 1965 BY ALL-STATE OFFICE SUPPLY CO. 49 EDISON PLACE, NEWARK, N. J. 07102

36202

This Deed, *made the* 16th *day of* January *19* 70 ,

Between

WALLACE S. TOWE, JR. and JO ANN TOWE, his wife,

residing at 37 Macopin Avenue *in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey *herein designated as the Grantors,*

And

ROBERT B. TAYLOR and NANCY R. TAYLOR, his wife,

~~xxxxxxxxxxxx~~ about to reside at 37 Macopin Avenue *in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey *herein designated as the Grantees;*

COUNTY OF ESSEX
CONSIDERATION 33,800 00
REALTY TRANSFER FEE 34 00
DATE
BY

Witnesseth, *that the Grantors, for and in consideration of* - - - - - - - - - - - - - - -
THIRTY THREE THOUSAND EIGHT HUNDRED and 00/100 DOLLARS ($33,800.00) --
lawful money of the United States of America, to the Grantors 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 Grantors being therewith fully satisfied, do 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* Town *of* Montclair *in the County of* Essex *and State of New Jersey, more particularly described as follows:*

BEING Lot #4 as shown on map entitled "Map of land belonging to Tri-State Realty Association, situate in the Town of Montclair, County of Essex, New Jersey, made by K. D. Owen, C. E., September 19, 1908" and being more particularly described as follows:

BEGINNING at a point on the northeasterly line of Macopin Avenue distant therein southeasterly 200 feet from the point of intersection of the said line and the southeasterly line of Valley Road; from thence running (1) along the northeasterly line of Macopin Avenue on a curve to the right having a radius of 1533.89 feet, an arc distance of 60 feet; thence (2) north 40 degrees 00 minutes 40 seconds east 134.43 feet to a point; thence (3) north 53 degrees 21 minutes west 65.25 feet to a point; thence (4) south 37 degrees 46 minutes 14 seconds west 131.88 feet to the northeasterly line of Macopin Avenue and the point and place of Beginning.

Being further known as No. 37 Macopin Avenue, Montclair, New Jersey.

Being the same premises conveyed to Wallace S. Towe, Jr. and Jo Ann Towe, his wife, by deed of Richard D. Harris and Susan Harris, his wife, dated June 20, 1967 and recorded in the Essex County Register's Office on June 23, 1967 in Book 4242 of Deeds, page 251.

This conveyance is subject to a mortgage made by Richard D. Harris and Susan Harris, his wife, to New Jersey Realty Company, dated March 15, 1966 and recorded March 17, 1966 in the Essex County Register's Office in Mortgage Book 4216, page 495, and assigned to The Howard Savings Institution by assignment dated May 10, 1966 and recorded in Assignment Book 4167, page 570 on May 20, 1966, said mortgage having a balance of $

RECEIVED & RECORDED
REGISTER'S OFFICE
ESSEX COUNTY, N.J.
JAN 22 11 20 AM '70
BOOK 4333 PAGE 480
REGISTER

33,800.00
37 Macopin Ave
MAP 3 BLOCK B LOT 4

Dickson - 2168 Lorraine Ave - Upper Montclair

ASSESSOR'S OFFICE
RECEIVED
JUL 13 1967

108—DEED - BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. EPT

COPYRIGHT© 1965 BY ALL-STATE OFFICE SUPPLY CO. 49 EDISON PLACE, NEWARK, N. J. 07102

BOOK 4242 PAGE 251

This Indenture,

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J.
JUN 23 10 19 AM '67
Madeline A. Williams REGISTER

Made the 20th day of June 19 67,

Between

RICHARD D. HARRIS and SUSAN HARRIS, his wife

residing at 37 Macopin Avenue in the Town of Montclair in the County of Essex and State of New Jersey herein designated as the Grantors,

And

WALLACE S. TOWE, JR. and JO ANN TOWE, his wife about to reside at 37 Macopin Avenue

~~residing and about that~~ in the Town of Montclair in the County of Essex and State of New Jersey herein designated as the Grantees;

Witnesseth, that the Grantors, for and in consideration of

- - - - - - - - - - - - ONE DOLLAR ($1.00) and other good and valuable consideration s

Amount of Doc. Rev. Stamps

lawful money of the United States of America, to the Grantors 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 Grantors being therewith fully satisfied, do 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 Town of Montclair in the County of Essex and State of New Jersey, more particularly described as follows:

3:40
$23.60

BEING Lot #4 as shown on map entitled "Map of land belonging to Tri-State Realty Association, situate in the Town of Montclair, County of Essex, New Jersey, made by K. D. Owen, C.E., September 19, 1908" and being more particularly described as follows:

BEGINNING at a point on the northeasterly line of Macopin Avenue distant therein southeasterly 200 feet from the point of intersection of the said line and the southeasterly line of Valley Road; from thence running (1) along the northeasterly line of Macopin Avenue on a curve to the right having a radius of 1533.89 feet, an arc distance of 60 feet; thence (2) north 40 degrees 00 minutes 40 seconds east 134.43 feet to a point; thence (3) north 53 degrees 21 minutes west 65.25 feet to a point; thence (4) south 37 degrees 46 minutes 14 seconds west 131.88 feet to the northeasterly line of Macopin Avenue and the point and place of Beginning.

Being further known as No. 37 Macopin Avenue, Montclair, New Jersey.

Being the same premises conveyed to Richard D. Harris and Susan Harris, his wife, by Robert G. Winters and Joan C. Winters, his wife, by deed dated March 15, 1966, and recorded March 17, 1966 in Essex County Deed Book 4156 at page 165.

Subject to a mortgage given by Grantors to New Jersey Realty Company dated March 15, 1966 and recorded March 17, 1966 in Essex County Mortgage Book 4216 at page 495, which mortgage was assigned to Howard Savings Institution by assignment dated May 10, 1966 and recorded May 20, 1966 in Essex County Assignment of Mortgage Book 4167 at page 570 and which said mortgage the Grantees herein assume and agree to pay in accordance with the terms thereof.

37 Macopin Ave 2108622

MAP 3 BLOCK B LOT 4

(6)

N J Realty title Inc

ASSESSOR'S OFFICE

APR 7 1966

Per

N. J. DEED—BARGAIN AND SALE (COV. AGAINST GRANTOR) FORM NO. 153 INDIV. TO INDIV. OR CORP.

THE CHISHOLM PRINTING COMPANY, 225 VARICK ST., N.Y. 6484**

BOOK 4156 PAGE 165

This Indenture,

Made the 15th *day of* March *, in the year of our Lord*
One Thousand Nine Hundred and Sixty-Six

Between ROBERT G. WINTERS and JOAN C. WINTERS, his wife, residing at 37 Macopin Avenue

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J. APR 7 11 15 AM '66 REGISTER

of the Town *of* Montclair *in the County*
of Essex *and State of* New Jersey,
party of the first part:

And RICHARD D. HARRIS and SUSAN HARRIS, his wife, residing at 37 Macopin Avenue, in the Town of Montclair, County of Essex, State of New Jersey.

R.S. 28.60

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 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 *tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey:-

BEING Lot #4 as shown on map entitled "Map of land belonging to Tri-State Realty Association, situate in the Town of Montclair, County of Essex, New Jersey, made by K. D. Owen, C. E., September 19, 1908," and being more particularly described as follows:

BEGINNING at a point on the northeasterly line of Macopin Avenue distant therein southeasterly 200 feet from the point of intersection of the said line and the southeasterly line of Valley Road; from thence running (1) along the northeasterly line of Macopin Avenue on a curve to the right having a radius of 1533.89 feet, an arc distance of 60 feet; thence (2) north 40 degrees 00 minutes 40 seconds east 134.43 feet to a point; thence (3) north 53 degrees 21 minutes west 65.25 feet to a point; thence (4) south 37 degrees 46 minutes 14 seconds west 131.88 feet to the northeasterly line of Macopin Avenue and the point and place of BEGINNING.

Being further known as No. 37 Macopin Avenue, Montclair, New Jersey.

BEING the same premises conveyed to ROBERT C. WINTERS and JOAN C. WINTERS, his wife, the grantors named herein, by Deed from John F. Lehrer and Ruth R. Lehrer, his wife, dated August 1, 1958, recorded in the Essex County Register's Office on August 4, 1958, in Book 3578 of Deeds for said County at Page 40.

1771342
37 MACOPIN AVE.
MAP 3 BLOCK B LOT 4

ASSESSOR'S OFFICE
RECEIVED
SEP 4 1958

N. J. WARRANTY DEED—FORM NO. 151
INDIV. TO INDIV. OR CORP.
THE CHISHOLM PRINTING COMPANY, 409 PEARL ST., N. Y. 5726

BOOK 3578 PAGE 40

This Indenture,

Made the first *day of* August *, in the year of our Lord* *One Thousand Nine Hundred and* Fifty-eight.

Between

JOHN F. LEHRER and RUTH R. LEHRER, his wife,

AUG 4 10 58 AM '58
REGISTERED

of the Town *of* Montclair *in the County* *of* Essex *and State of* New Jersey

party of the first part:

And

ROBERT G. WINTERS and JOAN C. WINTERS, his wife,

R.B 22.55

party of the second part;

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

ONE DOLLAR

lawful money of the United States of America, and other good and valuable consideration *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* Town *of* Montclair *in the County of* Essex *and State of* New Jersey.

BEING lot #4 as shown on map entitled "Map of land belonging to Tri-State Realty Association, situate in the Town of Montclair, County of Essex, New Jersey, made by K. D. Owen, C. E., September 19, 1908, and being more particularly described as follows:

BEGINNING at a point on the northeasterly line of Macopin Avenue distant therein southeasterly 200 feet from the point of intersection of the said line and the southeasterly line of Valley Road; from thence running (1) along the northeasterly line of Macopin Avenue on a curve to the right having a radius of 1533.89 feet, an arc distance of 60 feet; thence (2) north 40 degrees 00 minutes 40 seconds east 134.43 feet to a point; thence (3) north 53 degrees 21 minutes west 65.25 feet to a point; thence (4) south 37 degrees 46 minutes 14 seconds west 131.88 feet to the northeasterly line of Macopin Avenue and the point and place of BEGINNING.

Being further known as No. 37 Macopin Avenue, Montclair, N. J.

The above description is in accordance with survey of Sailer & Sailer, Civil Engineers & Surveyors, Elizabeth, N. J. dated October 8, 1951.

BEING the same premises conveyed to the parties of the first part by Frederick C. Stakel and Jean B. Staker, his wife, by deed dated October 8, 1951 and recorded in the office of the Register of Essex County in

Boyd etc Mail

Book 2986 of deeds for said County at page 243.

SUBJECT to restrictions of record, if any; statutes, ordinances and regulations affecting the premises, the buildings thereon, their construction and usage; and such facts as an accurate survey might disclose.

#38 E.S.

ESSEX COUNTY REGISTER'S OFFICE

37 Macopin Ave MAP 3 BLOCK B LOT 4

W. **DEED** 6800

By FREDERICK C. STAKEL & JEAN B., HIS WIFE
TOWN OF MONTCLAIR, N.J.

To JOHN F. LEHRER & RUTH R., HIS WIFE
TOWN OF MONTCLAIR, N.J.

Block ..... Lot .....

Dated 10-8-51 Ack 10-8-51

Rec. 10-20-51 Book 2986 pg 243

Returned to: Nutley Mortgage & Title Guar. Company, Nutley, N. J.

Stamps $21.45 Cons. $1.00

Liens ---

ASSESSOR'S OFFICE RECEIVED OCT 27 1951 Per

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B at a pt in the Nly side of Macopin Ave., dis meas Ely alng sd side 200' fr its intersec with the Ely side of Valley Road; & runn

TH (1) alng sd Nly side of Macopin Avenue on a curve to the S with a radius of 1533.89' for a dis of 60', which in a straight li would run S 57° 1 min E 59.91';

TH (2) N 39° 41min E 134.73';

TH (3) N 53° 21 min W 65.25';

TH (4) S 37° 46 min W 132.19' to the pt of B.

Bg Lot #4, as shown on Map of Ld belng to Tri-State Realty Association, sit in the Town of Montclair, County of Essex & State of New Jersey, md by K. D. Owen, C.E., 9-19-1909

R 11 B&S [COV VS@]

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

37 Macopin

MAP 3 BLOCK B LOT 4

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO AND HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

T532-11-39-10M
N. J. R. T. I. CO.

DEED Block No.

Date of Deed JAN 8/40 19 Liber C 96 pa. 476-477

Cons. $ 1 Ack'd JAN 8/40 19 Recorded JAN 15/40 19

Grantors

LEONARD M RAND, UNMARRIED
NWK

50 CENTS STAMPS

ACK'D- MAY B SCHAEFER-SMITH
·NP NJ

Grantees

JEAN BARBEN STAKEL &
FREDERICK C STAKEL, HER HUS
HASBBOUCK HEIGHTS, NJ

Premises

MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE _____ AND TO _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT PT IN N S OF MACOPIN AVE DIST MEAS E ALG SD S 200FT FR INTER WITH E S OF VALLEY RD & TH ALG N S OF MACOPIN AVE ON CURVE TO S WITH RAD 1533.89FT FOR DIST 60FT WH IN STRAIGHT L WOULD RUN S 57° 1' E 59.99FT
TH N 39° 41' E 134.73FT
TH N 53° 21' W 65.25FT
TH S & 37° 46' W 132.19FT TO B
BG LOT 4 AS SHOWN ON MAP & OF X& LD BLG TO TRI-STATE REALTY ASSN SIT MONT, NJ MADE BY K D OWEN, C E SEPT 19/09
TOG WITH ALL RIGHT, TITLE & INT OF @ IN & TO SO MUCH OF MACOPIN AVE AS LIES IN FRONT OF PREM TO CEN L THF[OVER]

CFP

SUB TO RESTRS [HEREINAFTER SET FORTH]
SUB ALSO TO MTG $5,000 HELD BY CAROLINE HOLMES
RECITES SA PREM CONVD TO ① BY ② BY DEED BEARING EDT HEREWITH & TO BE REC HEREWITH.

R 10 WTTY

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

MAP 3 BLOCK B LOT 4

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO _____ AND _____ HEIRS,
SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

T532-11-39-10M
N. J. R. T. I. CO.

DEED _____ Block _____ No. _____

Date of Deed JAN 8/40 19 Liber C 96 pa. 474-476

Cons. $ 1 Ack'd JAN 8/40 19 Recorded JAN 15/40 19

Grantors

JEAN BARBEN STAKEL &
FREDERICK C STAKEL, HER HUS
HASBROUCK HEIGHTS,

50 CENTS STAMPS
ACK'D- NATHAN A WHITFIELD
MCC NJ

Grantees

LEONARD M RAND, UNMARRIED
NWK

Premises MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE _____ AND TO _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT PT IN N S OF MACOPIN AVE DIST
MEASUR E ALG SD S 200FT FR INTER WITH E S
OF VALLEY RD &
TH ALG N S OF MACOPIN AVE ON CURVE TO S WITH
RAD 1533.89FT FOR DIST 60FT WH IN STRAIGHT L
WOULD RUN S 57° 1' E 59.99FT
TH N 39° 41' E 134.73FT
TH N 53° 21' W 65.25FT
TH S 37° 46' W 132.19FT TO B

BG LOT #4 ON MAP OF LD BLG TO TRISTATE REALTY ASSN, SIT MONTCLAIR NJ MADE BY K D OWEN, C E SEPT 19/09 [OVER]

CFP

TOG WITH ALL RIGHT, TITLE & INT OF ◎ IN & TO SO MUCH OF MACOPIN AVE AS L ES IN FRONT OF PREM TO CEN L THF

SUB TO RESTRS [HEREIN SET FORTH]

SUB ALSO TO MTG $5,000 HELD BY CAROLINE HOLMES

RECITES SA I 69, 139. JOHN A BA BEN DIED AUG 31/38, LEAVG L W &T IN & BY WH HE DEVISED FOREGOING PROP TO HIS WF, XXXXXXXXXXXXXX EDNA M BARBEN. SD EDNA M BARBEN DIED SEPT 20/38, INTESTATE, LEAVG AS HER ONLY HEIR AT LAW & NEXT OF KIN, JEAN BARBEN WHO HAS SINCE MARRIED & IS NOW JEAN BARBEN STAKEL.

S 44 WTTY

MAP 3 BLOCK B LOT 4 ✓

APPLICATION NO. EXAMINED RECORD OF INSTRUMENT

T 19 7-23 85M

DEED Block No.

Date of Deed OCT. 4/23 19 Liber pa.

Cons. $ 1 M Ack'd OCT. 4/23 19 Recorded OCT. 6/23 19

Grantors

MARIE E. CONNOR
RICHARD D. HER HUS

$2.50 STAMPS

Grantees

JOHN A. BARBEN

Premises TOWN MONT.

B N S MACOPIN AV DI ST E ALG SD S 200 FT FR INTER WI TH E S VALLEY RD
TH ALG N S MACOPIN AV ON CURVE TO S WITH RAD. OF 1533.89 FT FOR DI ST OF 60 FT WHI CH IN A STRT L WOULD RUN
S 57° 1 'E 59.99 FT
TH N 39° 41 'E 134.73 FT
TH N 53° 21 'W 65.25 FT
TH S 37° 46 'W 132.19 FT TO B.

BG LOT #4 MAP OF LD BELG TO TRI-STATE REALTY ASSO. MADE OF K.D.OWEN, C.E. SEPT 1909
TOGETHER WI TH ALL RI GHT, TI TLE & I NT OF GR IN & TO SO MUCH OF MACOPIN AV ASLIES IN FRONT SD PREM TO CEN L THE
SD PROP SHALL BE USED ONLY FOR 1 SI NGLE FAM. HOUSE TO COST NOT LESS THAN $4500 & TO BE PLACED SO THAT FRONT FOUND WALL I S NOT NEARER THAN X 35 FT TO ST L. NO OUTBLDG TO BE BUI LT WI THI N 100 FT OF ST L
RECI TES SA P. 47 318-322

7

11

10M 6-10

33 J MTY

DEED Block No.

Date of Deed MAY 31\10 191 Liber pa. 3-03-4

Cons. $ 1. Ack'd JUNE 3\10 191 Recorded JULY 2\10 191

Grantors

TRI-STATE REALTY ASSOCIATION
A CORP

Premises

TOWN OF MONT

B AT A PT IN THE N L OF MACOPIN AV DIST E
200 FT FR ITS INTERSECTION WITH THE E L OF
OF VALLEY RD
TH ALG N L OF MACOPIN AV ON A CURVE TO THE S WITH
A RAD OF 1533 89\100 FT FOR A DIST OF 60 FT
WHICH IN A STRT LINE WOULD RUN S 57° 1' E 59
99\100 FT
N 39° 41' E 134 73\100 FT
TH N 53° 21' W 65 25\100 FT
TH S 37° 46' W 132 19\100 FT TO B

Grantees

MARIE E, CONNOR

BG LOT NO 4 AS SHOWN ON MAP OF ~~MAE~~ MADE BY
K.D.OWEN SUR SEPT 19 1909
RECITES AS PART OF A 46 25,
TOGETHER WITH ALL RIGHT TITLE & INT IN & TO MACOPIN AV IN
FRONT OF SD PREM TO CENTER LINE THF.

BAKER PRINTING CO., NEWARK.

100M-7-08.

SUB TO THE FOLLOWING RESTRS, THE SD PROP SHALL BE USED ONLY FOR ONE FAMILY HOUSE TO COST NOT LESS THAN $4500 & TO BE PLACED SO THAT THE FRONT FOUNDATION WAL IS NOT NEARER THAN 55 FT TO THE ST LINE, NO OUT BLDGS TO BE BUILT WITHIN 100 FT OF THE ST LINE.

103—DEED - BARGAIN AND SALE (COVENANT AGAINST GRANTORS) IND. TO IND. OR CORP. EPT

COPYRIGHT© 1965 BY ALL-STATE OFFICE SUPPLY CO. 49 EDISON PLACE, NEWARK, N. J. 07102

This Indenture,

29731

Made the 5th *day of* August *19*69,
Between FLOYD N. REISTER and LOIS E. REISTER, also called LOIS E. METLER,

residing at 35 Macopin Avenue
in the City *of* Upper Montclair *in the County of* Essex *and State of* New Jersey *herein designated as the Grantors,*
And

ANDREJ KODJAK, and BARBARA H. KODJAK, his wife,

residing or located at 20 Wallace Court
in the City *of* Rockville Center *in the County of* Nassau *and State of* New York *herein designated as the Grantees;*

Witnesseth, *that the Grantors, for and in consideration of* Twenty-nine thousand five hundred ($29,500.00)----------DOLLARS

lawful money of the United States of America, to the Grantors 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 Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and convey unto the Grantees forever,

All that certain *tract or parcel of land and premises, situate, lying and being in the* Town *of* Montclair *in the County of* Essex *and State of New Jersey, more particularly described as follows:*

BEGINNING at a point in the northeasterly line of Macopin Avenue distant southeasterly along said line two hundred and sixty feet from its intersection with the easterly line of Valley Road, said point being the southeasterly corner of lot No. 4 on "Map of land belonging to the TriState Realty Association, situated in the Town of Montclair, Essex County, New Jersey, made by K. D. Owen, C. E., September, 1909; thence along said northeasterly line of Macopin Avenue on a curve to the south with a radius of thirteen hundred and eighty-three feet and nine tenths of a foot for a distance of sixty feet, which in a straight line would run south forty-eight degrees fifty-three minutes east fifty-nine feet and ninety-nine hundredths of a foot to the westerly line of lot No. 6 on said map; thence along said last mentioned line north, forty-two degrees fifteen minutes east one hundred and thirty-nine feet and eighty-two hundredths of a foot to the northeasterly line of the lots shown on said map; thence along that line north fifty-three degrees twenty-one minutes west sixty-five feet and sixty hundredths of a foot to the southeasterly line of lot No. 4; thence along that line south thirty-nine degrees forty-one minutes west one hunded and thirty-four feet and seventy-three hundredths of a foot to the place of BEGINNING.

The above premises may also be described as follows, in accordance with a certain survey made by John I. Blauvelt Inc., Professional Engineers & Land Surveyors, Little Falls, New Jersey, dated July 5, 1965:

COUNTY OF ESSEX
CONSIDERATION 29500 00
REALTY TRANSFER FEE 295 00
BY
DATE

RECEIVED AND RECORDED
REGISTER'S OFFICE
ESSEX COUNTY, N.J.
Aug 11 11 55 AM '69

BOOK 4319 PAGE 77

24 Lorraine Ave
Dickson
SEP 5 1969
25/4/144
35 Macopin Ave.
MAP 3 BLOCK 8 LOT 5

BEGINNING at a point in the northeasterly line of Macopin Avenue distant southeasterly along said line 260 feet from its intersection with the easterly line of Valley Road; thence running (1) along said northeasterly line of Macopin Avenue on a curve to the south having a radius of 1741.94 feet a distance of 60 feet; thence (2) north 42 degrees 16 minutes east along the line now or formerly of M. Moskowitz and wife, 138.73 feet to a point in the southerly line of land now or formerly of A. F. Kunze; thence (3) along the southerly line of lands now or formerly of Kunze and now or formerly of G. L. Swan and wife, north 53 degrees 21 minutes west 65.60 feet to the southeasterly line of property now or formerly of John A. Barben; thence (4) along said last mentioned line south 40 degrees 01 minutes west 134.11 feet to the aforesaid northeasterly line of Macopin Avenue and the point and place of BEGINNING.

Subject to telephone and electric utility easements, restrittions of record, if any, zoning ordinances, and such state of facts as an accurate survey may disclose.

BEING the same premises conveyed to the parties of the first part by a deed from Harold R. Fagan and Margaret E. Fagan, his wife, dated July 15th, 1965 and recorded July 16th, 1965 in the Essex County Register's Office in Deed Book 4106 at page 354.

H Chipperson 626 Central Ed

ASSESSOR'S OFFICE
AUG 18 1965
RECEIVED

919—Deed—Bargain and Sale—(Cov. Against Grantor). Individual or Corporation.

JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS
60 EXCHANGE PLACE AT BROADWAY, NEW YORK

BOOK 4106 PAGE 357

This Indenture,

Made the 16th *day of* July *, in the year of our Lord One Thousand Nine Hundred and* Sixty-Five

Between FLOYD N. REISTER and LOIS E. REISTER, his wife residing at 35 Macopin Avenue

in the Town *of* Montclair *County of* Essex *and State of* New Jersey *party of the first part;*

And LOIS E. REISTER, residing at 35 Macopin Avenue

in the Town *of* Montclair *County of* Essex *and State of* New Jersey *party of the second part;*

RECEIVED & RECORDED
REGISTER'S OFFICE
ESSEX COUNTY, N.J.
JUL 16 4 09 PM '65
REGISTER

Witnesseth, *That the said party of the first part, for and in consideration 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 does give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said party of the second part, and to* her heirs *and assigns, forever,*

All that certain *tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the* Town *of* Montclair *County of* Essex *and State of* New Jersey,

BEGINNING at a point in the northeasterly line of Macopin Avenue, distant southeasterly along said line two hundred and sixty feet from its intersection with the easterly line of Valley Road, said point being the southeasterly corner of lot No. 4 on "Map of land belonging to the Tri State Realty Association, situation in the Town of Montclair, Essex County, New Jersey," made by K. D. Owen, C.E., September 1909; thence along said northeasterly line of Macopin Avenue on a curve to the south with a radius of thirteen hundred and eighty-three feet and nine tenths of a foot for a distance of sixty feet, which in a straight line would run south forty-eight degrees fifty-three minutes east fifty-nine feet and ninety-nine hundredths of a foot to the westerly line of lot No. 6 on said map; thence along said last mentioned line north forty-two degrees fifteen minutes east one hundred and thirty-nine feet and eighty-two hundredths of a foot to the northeasterly line of the lots shown on said map; thence along that line north fifty-three degrees twenty-one minutes west sixty-five feet and sixty hundredths of a foot to the southeasterly line of lot No.4; thence along that line south thirty-nine degrees forty-one minutes west one hundred and thirty-fourfeet and seventy-three hundredths of a foot to the place of BEGINNING.

Being the same premises conveyed to the parties of the first part by deed from John J. Harris and Christina R. Harris, his wife, dated June 14, 1956, and recorded August 27, 1956, in the Essex County Register's Office in Deed Book 3431 page 489.

Subject to telephone and electric utility easements, restrictions of record, if any, zoning ordiances, and such state of facts as an accurate survey may disclose.

R.S. none

1774384
35 Macopin ave

MAP 3 BLOCK B LOT 5

The above premises may also be described as follows, in accordance with a certain survey made by John I. Blauvelt Inc., Professional Engineers & Land Surveyors, Little Falls, New Jersey dated July 5th, 1956.

BEGINNING at a point in the northeasterly line of Macopin Avenue, distant southeasterly along said line 260 feet from its intersection with the easterly line of Valley Road; thence running (1) along said northeasterly line of Macopin Avenue on a curve to the south having a radius of 1741.94 feet a distance of 60 feet; thence (2) north 42 degrees16 minutes east along the line nor or formerly of M. Moskowitz and wife, 138.73 feet to a point in the woutherly line of land now or formerly of A. F. Kunze; - thence (3) along the southerly line of lands now or formerly of Kunze and now or formerly of G. L. Swan and wife, north 53 degrees 21 minutes west 65.60 feet to the southeasterly line of property now or formerly of John A. Barben; thence (4) along said last mentioned line south 40 degrees 01 minutes west 134.11 feet to the aforesaid northeasterly line of Macopin Avenue and the point and place of BEGINNING.

H Chipperson 626 Central Ed

103—N. J. DEED—BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. B N T

ALL-STATE OFFICE SUPPLY CO. 49 EDISON PLACE, NEWARK 2, N. J.

ASSESSOR'S OFFICE RECEIVED AUG 18 1965

BOOK 4106 PAGE 354

This Indenture,

Made the 15th *day of* July *in the year of our Lord One Thousand Nine Hundred and* Sixty-Five,

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J. JUL 19 1 07 PM '65 REGISTER

Between

HAROLD R. FAGAN and MARGARET E. FAGAN, his wife,

residing at 35 Macopin Avenue, *in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey, *party of the first part;*

And

FLOYD N. REISTER and LOIS E. REISTER, his wife,

about to reside at 35 Macopin Avenue, in

the Town *of* Montclair *in the County of* Essex *and State of* New Jersey, *party of the second part:*

R.S. 25.30

Witnesseth, *that the said party of the first part, for and in consideration of* the sum of ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS *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* Town *of* Montclair *in the County of* Essex *and State of* New Jersey, bounded and described as follows:

BEGINNING at a point in the northeasterly line of Macopin Avenue, distant southeasterly along said line two hundred and sixty feet from its intersection with the easterly line of Valley Road, said point being the southeasterly corner of lot No. 4 on "Map of land belonging to the Tri State Realty Association, situated in the Town of Montclair, Essex County, New Jersey," made by K. D. Owen, C.E., September, 1909; thence along said northeasterly line of Macopin Avenue on a curve to the south with a radius of thirteen hundred and eighty-three feet and nine tenths of a foot for a distance of sixty feet, which in a straight line would run south forty-eight degrees fifty-three minutes east fifty-nine feet and ninety-nine hundredths of a foot to the westerly line of lot No. 6 on said map; thence along said last mentioned line north forty-two degrees fifteen minutes east one hundred and thirty-nine feet and eighty-two hundredths of a foot to the northeasterly line of the lots shown on said map; thence along that line north fifty-three degrees twenty-one minutes west sixty-five feet and sixty hundredths of a foot to the southeasterly line of lot No. 4; thence along that line south thirty-nine degrees forty-one minutes west one hundred and thirty-four feet and seventy-three hundredths of a foot to the place of BEGINNING.

Being the same premises conveyed to the parties of the first part by deed from John J. Harris and Christina R. Harris, his wife, dated June 14, 1956 and recorded Aug. 27, 1956 in the Essex County Register's Office in Deed Book 3431 page 489.

Subject to telephone and electric utility easements, restrictions of record, if any, zoning ordinances, and such state of facts as an accurate survey may disclose.

1774383

35 Macopin Ave

MAP 3 BLOCK B LOT 5

The above premises may also be described as follows, in accordance with a certain survey made by John I. Blauvelt Inc., Professional Engineers & Land Surveyors, Little Falls, N.J., dated July 5, 1956:

BEGINNING at a point in the northeasterly line of Macopin Avenue distant southeasterly along said line 260 feet from its intersection with the easterly line of Valley Road; thence running (1) along said northeasterly line of Macopin Avenue on a curve to the south having a radius of 1741.94 feet a distance of 60 feet; thence (2) north 42 degrees 16 minutes east along the line now or formerly of M. Moskowitz and wife, 138.73 feet to a point in the southerly line of land now or formerly of A. F. Kunze; thence (3) along the southerly line of lands now or formerly of Kunze and now or formerly of G. L. Swan and wife, north 53 degrees 21 minutes west 65.60 feet to the southeasterly line of property now or formerly of John A. Barben; thence (4) along said last mentioned line south 40 degrees 01 minute west 134.11 feet to the aforesaid northeasterly line of Macopin Avenue and the point and place of BEGINNING.

Rel. Sr.
$25.30



#41 L.G.

212883

MAP 3 BLOCK 13 LOT 5

ESSEX COUNTY REGISTER'S OFFICE

35 Macopin Ave
6300

WAR **DEED**

By JOHN J. HARRIS AND CHRISTINA R.
HIS WIFE
UPPER MONTCLAIR N J

To HAROLD R. FAGAN AND MARGARET E.
HIS WIFE
BLOOMFIELD N J

Block **Lot**

Dated 6-14-56 **Ack** 7-7-56

Rec. 8-27-56 **Book** 3431 489

Returned to: Steelman, Lafferty & Rowe
Federal Trust Bldg Nwk 2

Stamps $19.80 **Cons.** $1.

Liens -

ASSESSOR'S OFFICE

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B at a pt in the NELY li of Macopin Av dist SELY alg sd line 260 ft fr its inter with the E li of Valley Rd sd pt being the SELY cor of Lot #4 on "Map of land belg to the Tri State Realty Assn sit in Montclair Essex Co N.J." made by K. D. Owen, C. E. Sept 1909;

Th alg sd NELY li of Macopin Av on a curve to the South with a radius of 1383.9 ft for a dist of 60 ft which in a straight line would run S 48 deg 53 min E 59.99 ft to the W li of lot #6 on sd map;

Th alg sd last men li N 42 deg 15 min E 139.82 ft tothe NELY li of lots shown on sd map;

Th alg that line N 53 deg 21 min W 65.60 ft to the SELY li of Lot #4;

Th alg that line South 39 deg 41 min W 134.73 ft to pl of B.

RECITES: SA:V.62 pg 147

TTY

3135

EXAMINED
RECORD OF INSTRUMENT

DEED Block No. MAP 3 BLOCK B LOT 5

Date of Deed JAN 2/20 19 Liber pa.

Cons. $ 1 Ack'd JAN 2/20 19 Recorded JAN 6/20 19

Grantors

ISABELLA T. WHITNEY

UNMARRIED

$5.50 STAMPS

Grantees

JOHN J. HARRIS

HELNN M. HIS WF

Premises TOWN OF MONT

B AT A PT IN THE NE L OF MACOPIN AV DIST SE ALG SD L 260 FT FR ITS INTER WITH THE E L OF VALLEY RD SD PT BG THE SE COR OF LOT #4 ON MAP OF LD BLG TO THE TRI STATE REALTY ASSN SITUATED IN THE TOWN OF MONT ESSEX CO N.J. MADE BY K.D. OWEN C.E. SEPT 1909 TH ALG SD NE L OF MACOPIN AV ON A CURVE TO THE S WITH A RADIUS OF 1383.9 FOR A DIST OF 60 FT WHICH IN A STRAIGHT L WOULD RUN S 48° 53' E 59.99 FT TO THE W L OF LOT #6 ON SD MAP

TH ALG SD LAST MENTD L N 42° 15' E 139.82

(OVER)

FT TO THE NE L OF THE LOTS SHOWN ON SD MAP

TH ALG THAT L N 53o 21' W 65.60 FT TO THE SE L OF LOT #4

TH ALG THAT L S 39o 41' W 134.73 FT TO THE PL OF B

RECITES SA R 47 PA 160

SUB HOWEVER TO THE RESTRS THAT SD PREMS SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY & THAT THERE SHALL BE BUILT THEREON ONE SINGLE FAMILY DWELLING TO COST NOT LESS THAN $4500 WHEN ERECTED THE FRONT FOUNDATION WALL OF S[illegible]ING TO LOCATED 35 FT BACK FR THE B L OF MACOMB AV SUITABLE & NECESSARY OUTBLDGS TO BE BUILT ON SD LOT TO BE LOCATED AT LEAST 100 FT BACK FR THE ST L

SUB ALSO TO A MTG FOR $4000 NOW COVERING SD PREMS HELD BY JENNIE BARDSLEY WHICH MTG THE 2 GRNTO HEREBY ASSUME & AGREE TO PAY AS A P.O. THE CONS FOR THIS DEED

10M 6-10

S 1

WITY

DEED Block No.

Date of Deed JUNE 29\10 191 Liber pa. 3-13-5

Cons. $ 1, Ack'd JUNE 29\10 191 Recorded JULY 18\10 191

Grantors

M JOSEFINE LEWIS

Grantees

ISABELLA T WHITNEY

Premises TOWN MONT

B AT A PT IN THE NE LINE OF MACOPIN AV DIST SE ALG SD LINE 260 FT FR ITS INTERSECTION WITH E LINE OF VALLEY RD SD PT BG THE SE COR OF LOT 4 ON "MAP OF LD BLG TO THE TRI-STATE REALTY ASSO SITUATED IN THE TOWN OF MONT ESSEX COUNTY N,J, MADE BY J D OWEN C,E, SEPT 1909

TH ALG SD NE LINE OF MACOPIN AV ON A CURVE TO THE S WITH A RADIUS OF 1383 (1533) 9\10 FT FOR A DIST OF 60 FT WHICH IN A STRAIGHT LINE WOULD RUN S 48° 53' E 59 99\100 FT TO W LINE OF LOT 6 ON SD MAP

TH ALG SD LAST MENTD LINE N 42° 15' E 139 82\100 FT TO NE LINE OF THE LOTS SHOWN ON SD MAP

TH ALG THAT LINE N 53° 21' W 65 60\100 FT TO

BAKER PRINTING CO., NEWARK.

TO THE SE LINE OF LOT 4

T ALG THAT LINE S 39° 41' W 134 73\100 FT TO B

BG LOT 5 ON SD MAP

TOGETHER WITH ALL THE RIGHT TITLE & INT OF @ IN & TO SO MUCH OF MACOPIN AV AS LIES IN FRONT OF SD LOT TO THE CENTER LINE THEREOF

SUB TO THE RESTRS THAT SDPREM SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY & THAT THERE SHALL BE BUILT THEREON ONLY ONE SINGLE FAMILY DWLG TO COST NOT LESS THAN $4500 WHEN ERECTED THE FRONT FOUNDATION WALL OF SD DWLG TOBE LOCATED 35 FT BACK FR THE N LINE OF MACOPIN AV SUITABLE FOR NECESSARY OUTBLDGS TO BE BUILT ON SD LOT TO BE LOCATED AT LEAST 100 FT BACK FR THE ST LINE

SUB ALSO TO MTG FOR $810, NOW CONSTITUTING A LIEN ON SD PREM DRAWN FOR 1 YR AT 5 1\2% TO TRI_STATE REALTY &R ASSO

20M 12-09

DEED Block ..... No. .....

3. B, 5.

Date of Deed ----1910 191 Liber ..... pa. .....

Cons. $ 1, Ack'd APL 28\10 191 Recorded APL 29\10 191

Grantors

TRI-STATE REALTY ASSO
A CORP,

Grantees

M.JOSEPHINE LEWIS.

Premises

TOWN OF MONT
B AT A PT IN THE NE L OF MACOPIN AV DIST SE
260 FT FR E S OF VALLEY RD, SD PT BG THE SE
CPR OF LOT NO 4 ON MAP OF ⊕ MADE BY K.D.OWEN
SEPT 1909
TH ALG NE L OF MACOPIN AV ON A CURVE TO THE S
WITH A RAD OF 1383 9\10 FT FOR A DIST OF
60 FT WHICH IN A STRT LINE WOULD RUN S
48° 53' E 59 99\100 FT TO W S OF LOT 6 ON SD
MAP
ALG LAST MENTD LINE N 42° 15' E 139 82\100 FT
TO NE L OF LOTS SHOWN ON SD MAP
ALG THAT LINE N 53° 21' W 65 60\100 FT
TO SE LINE OF LOT 4
ALG THAT LINE S 39° 41' W 134 73\100 FT TO B

BG LOT NO 5 ON SD MAP
RECITES ---

BAKER PRINTING CO., NEWARK.

E. Gikas 550 Cookman Ave Asbury Park

NBSJ—Warranty Deed—Full Covenants—Corp. to Ind. or Corp.
Permanent Form
JULIUS BLUMBERG, INC., LAW PUBLISHERS
80 EXCHANGE PLACE AT BROAD, NEW YORK

This Indenture,

Made the 24th day of July in the year of Our Lord
One Thousand Nine Hundred and Seventy

Between PASCACK AND RAMAPO, INC.,

a corporation duly organized
and existing under and by virtue of the laws of the State of New Jersey
having its principal office in the Borough of Allendale
in the County of Bergen
and State of New Jersey, party of the first part

And

WILLIAM JOHN DONOVAN and MARGUERITE C. DONOVAN, his wife,

residing at 33 Macopin Avenue,
in the Town of Montclair County of Essex
and State of New Jersey, party of the second part;

Witnesseth, That the said party of the first part, for and in consideration of THIRTY-TWO THOUSAND EIGHT HUNDRED FIFTY DOLLARS
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,
and to their heirs, executors, administrators
and assigns, forever,

All that
tract or parcel of land and premises, hereinafter particularly described, situate, lying and being
in the Town of Montclair County of Essex
and State of New Jersey:

BEGINNING at a point in the northerly side of Macopin Avenue, distant measured easterly along the same 320 feet from its intersection with the easterly side of Valley Road; thence

(1) along the northerly side of Macopin Avenue along the curve of an arch bearing to the right, a distance of 50 feet, with a radius of 1,741.94 feet (chord of said arch bearing south 47 degrees 36 minutes east 50 feet); thence

(2) North 42 degrees 16 minutes east 143.76 feet; thence

(3) North 53 degrees 21 minutes west 50.24 feet; thence

(4) South 42 degrees 16 minutes west 138.73 feet to the northerly side of Macopin Avenue at the point or place of BEGINNING.

BEING Lot No. 6 on a map entitled "Map of Land belonging to the Tri-State Realty Association, situate in Montclair, N.J." made by K. D. Owen, October, 1913.

Also commonly known as 33 Macopin Avenue, Montclair, New Jersey.

COUNTY OF ESSEX
CONSIDERATION 32 P50
MAGY TRANSFER FEE 2.23
DATE
STAMP
143500
REGISTER
MAR 11 52 AM '70
MAP 5 BLOCK 13 LOT 6
2529523

(5)

BOOK 4312 PAGE 648

27339

To all Persons to whom these presents shall come, or whom they may concern:

I, RALPH D'AMBOLA, *Sheriff of the County of Essex, in the State of New Jersey, send Greeting:*

WHEREAS, on the 25th *day of* February, *in the year of our Lord, Nineteen Hundred and* Sixty-nine, *a certain writ of Execution was issued out of the Superior Court of New Jersey, directed and delivered to me* RALPH D'AMBOLA, *then and still being Sheriff of the said County of Essex, and which said writ is in the words or to the effect following—THAT IS TO SAY:*

New Jersey to wit: The State of New Jersey to the Sheriff of the County of Essex:
Greeting:

WHEREAS, on the 19th *day of* February, *in the year of our Lord, Nineteen Hundred and* Sixty-nine, *by a certain judgment made in our Superior Court of New Jersey, in a certain cause therein depending wherein* The Montclair Savings Bank, a New Jersey Corporation, is plaintiff, and Frank B. Runser, Jr., -and Lorraine E. Runser, his wife, are

(L.S.)

COUNTY OF ESSEX
CONSIDERATION $ 26,000
REMITTY TRANSFER FEE $ 26
DATE

RECEIVED AND RECORDED
REGISTER'S OFFICE
ESSEX COUNTY, N.J.
JUN 20 3 35 PM '69

Eula C. Wardell
DEPUTY REGISTER

Defendant 6, it was ordered and adjudged that certain mortgaged premises with the appurtenances in the complaint in the said cause particularly set forth and described - - - that is to say: All the following tract or parcel of land and premises hereinafter particularly described, *situate, lying and being in the* Town of Montclair *in the County of Essex and State of New Jersey.*

BEGINNING at a point in the Northerly line of Macopin Avenue, distant Easterly therein 320 feet from its intersection with the Easterly line of Valley Road; and running thence (1) Easterly along said line of Macopin Avenue on a curve to the right with a radius of 1,741.94 feet an arc distance of 50 feet (chord of said arc bearing South 47 degrees 36 minutes East 50 feet); thence (2) North 42 degrees 16 minutes East 143.76 feet; thence (3) North 53 degrees 21 minutes -West 50.24; and thence (4) South 42 degrees 16 minutes West 138.73 feet to the point or place of BEGINNING.

2334126

33 Macopin Ave.

MAP 3 BLOCK B LOT 6

IN WITNESS WHEREOF, I, the said RALPH D'AMBOLA, *as such sheriff as aforesaid, have hereunto set my hand and seal this* Twenty-Sixth *day of* May, *in the year of our Lord, Nineteen Hundred and* Sixty-nine.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

LUKE T. NITTI
Attorney at Law

RALPH D'AMBOLA, *Sheriff*

BOOK 4312 PAGE 653

BOOK 4312 PAGE 654

New Jersey, Essex County, ss.

I, RALPH D'AMBOLA, *Sheriff of the County aforesaid, do solemnly swear that the land and real estate described in this deed, made by me to* PASCACK AND RAMAPO, INC., having its principal office at 17 Crescent Place, of the Borough of Allandale, County of Bergen and State of New Jersey,

was sold by me by virtue of a good and subsisting execution, as is therein recited, that the money ordered to be made has not been, to my knowledge or belief, paid or satisfied, that the time and place of sale of the said land and real estate was by me duly advertised, as required by law, and that the same was cried off and sold to a bonafide purchaser for the best price that could be obtained.

RALPH D'AMBOLA, *Sheriff*

Sworn before me, one of the Attorneys at Law of the State of New Jersey, on this Twenty-Sixth *day of* May, *in the year of our Lord, Nineteen Hundred and* Sixty-nine, *and I having examined the Deed above mentioned, do approve the same and order it to be recorded as a good and sufficient conveyance of the land and real estate therein described; that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such consideration is defined in P. L. 1968, c. 49, Sec. 1 (c), is* TWENTY SIX THOUSAND DOLLARS ($26,000.00);

Prepared by RALPH D'AMBOLA, Sheriff of the County of Essex, State of New Jersey.

LUKE T. NITTI
Attorney at Law

Coloma 26 Or Rg Intl

304—N. J. DEED Bargain and Sale
(Cov. Against Grantor)
(From Indiv. to Indiv. or Corp.)

Irwin Karkus, Law Blank Publisher, Newark, N. J.

BOOK 4065 PAGE 73

This Indenture, *made the* 22nd. *day of* December

in the year of our Lord One Thousand Nine Hundred and Sixty-four

Between EDWARD B. WILLIS, single, and RUSSELL DuBOIS, unmarried,

of the town *of* Montclair *in the County of* Essex *and State of* New Jersey

parties of the first part, hereinafter referred to as the Grantors;

And FRANK B. RUNSER, JR. and LORRAINE E. RUNSER, his wife, residing at 33 Macopin Avenue

the town *of* Montclair *in the County of* Essex *and State of* New Jersey

parties of the second part, hereinafter referred to as the Grantees;

Witnesseth. *That the said Grantors, for and in consideration of* One and No/100------ ($1.00)----------Dollar and other good and valuable considerations *lawful money of the United States of America, to* them *in hand and truly paid by the said Grantees at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the said Grantors being therewith fully satisfied, contented and paid, have 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 Grantees,* their executors, administrators, heirs, *and assigns, forever* All that *tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the* town *of* Montclair *in the County of* Essex *and State of* New Jersey

BEGINNING at a point in the northerly line of Macopin Avenue distant easterly therein 320 feet from its intersection with the easterly line of Valley Road and running thence (1) easterly, along said line of Macopin Avenue, on a curve to the right, with a radius of 1741.94 feet, an arc distance of 50' (chord of said arc bearing south 47 degrees 36 minutes east 50 feet); thence (2) north 42 degrees 16 minutes east 143.76 feet; thence (3) north 53 degrees 21 minutes west 50.24 feet and thence (4) south 42 degrees 16 minutes west 138.73 feet to the point or place of BEGINNING.

BEING Lot No. 6 on a map entitled "Map of land belonging to Tri-State Realty Association, situate, in Montclair, N.J." made by K. D. Owen, October 1913.

The above premises being commonly known as #33 Macopin Avenue, Montclair, New Jersey.

ASSESSOR'S OFFICE
DEBRIEFED
JAN 19 1965
RECEIVED

RECEIVED & RECORDED
REGISTER'S OFFICE
ESSEX COUNTY, N.J.
Dec 23 10 43 AM '64
REGISTER

R.S. 27.50

33 Macopin

MAP 3 BLOCK 13 LOT 6

BOOK 4065 PAGE 74

BEING THE SAME premises conveyed to Edward B. Willis, single, and Russell DuBois, unmarried, by deed of Donald Russell Dahlburg and Madeline B. Dahlburg, his wife, dated May 14, 1964 and recorded on May 21, 1964 with the Register of Essex County in book 4016 at page 592.

Judges Stable

ASSESSOR'S OFFICE RECEIVED JUN 4 1964

103—N. J. DEED—BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. B N T

ALL-STATE OFFICE SUPPLY CO. 49 EDISON PLACE, NEWARK 2, N. J.

BOOK 4016 PAGE 592

This Indenture,

Made the 14th *day of* May *, in the year of our Lord* *One Thousand Nine Hundred and* Sixty-four.

Between

DONALD RUSSELL DAHLBURG and MADELINE B. DAHLBURG, his wife,

residing at 33 Macopin Avenue *in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey *party of the first part;*

And

EDWARD WILLIS, Single, and RUSSELL DU BOIS, Unmarried,

the Town *of* Montclair *in the County of* Essex *and State of* New Jersey *party of the second part:*

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J.

MAY 21 10 25 AM '64

REGISTER

Rec'd 20.90

Witnesseth, *that the said party of the first part, for and in consideration of* ONE DOLLAR ($1.00) 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* Town *of* Montclair *in the County of* Essex *and State of* New Jersey .

BEGINNING at a point in the Northerly line of Macopin Avenue distant Easterly therein 320 feet from its intersection with the Easterly line of Valley Road and running thence

(1) Easterly along said line of Macopin Avenue on a curve to the right with a radius of 1741.94 feet an arc distance of 50 feet (chord of said arc bearing South 47 degrees 36 minutes East 50 feet); thence
(2) North 42 degrees 16 minutes East 143.76 feet; thence
(3) North 53 degrees 21 minutes West 50.24 feet; and thence
(4) South 42 degrees 16 minutes West 138.73 feet to the point or place of BEGINNING.

Being Lot #6 on a map entitled "Map of Land Belonging to Tri State Realty Association situate in Montclair, N. J." made by K. D. Owen, October, 1913.

The above premises being commonly known as #33 Macopin Avenue, Montclair, N. J.

This description being in accordance with a survey by Theodore R. Freund, dated October 13, 1952.

Being the same premises conveyed to Donald Russell Dahlburg

33 Macopin Ave

MAP 3 BLOCK B LOT 6

and Madeline B. Dahlburg, his wife, by deed from Elsie Muriel Stagmeier and Arthur F. Stagmeier, her husband, dated October 22, 1952 and recorded in the Essex County Register's Office October 23, 1952 in Deed Book 3080 Page 528.

Pers mche Tenant

#25 L.G.

ESSEX COUNTY REGISTER'S OFFICE MAP 3 BLOCK B LOT 6

33 Macopin Ave.

6000

B & S **DEED**

By ELSIE MURIEL STAGMEIER,
ARTHUR F. HER HUSB
MONTCLAIR

To DONALD RUSSELL DAHLBURG,
MADELINE B. HIS WIFE
EAST ORANGE

Block ..... Lot .....

Dated 10-22-52 Ack 10-22-52

Rec. 10-23-52 Book 3080 528

Returned to: Talmage & Waldron
112 Broad St
Blmfd N.J.

Stamps $19.80 Cons. $1.

Liens ---

ASSESSOR'S OFFICE RECEIVED NOV 3 1952 Per .....

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B at a pt on the N si of Macopin Av dist meas E alg the sa 320 ft fr its inter with the E si of Valley Road;
Th (1) alg the N si of Macopin Av S 47 deg 36 min E 50 ft.;
Th (2) N 42 deg 16 min E 143.76 ft.;
Th (3) N 53 deg 21 min W 50.24 ft.;
Th (4) S 42 deg 16 min W 139.73 ft to the N si of Macopin Av at pt or pl of B.
Bg Lot #6 on a map en "Map of land belg to the Tri-State Realty Assn sit in Montclair, N.J." made by k. D. Owen October 1913.
Kn as #33 Macopin Av.
RECITES: SA: C.91-468

R 41 WTTY

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

33 Macopin

MAP 3 BLOCK B LOT 6

APPLICATION NO.....

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO.....AND.....HEIRS,
SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

DEED ..... Block ..... No. .....

Date of Deed AUG 24/36 19 Liber B C 91 pa. 468-470

Cons. $ 1 Ack'd AUG 24/36 19 Recorded OCT 30/36 19

Grantors

MRS CECIL L MOSKOWITZ, WIDOW
MONT

NO STAMPS
ACK'D- EDWARD SCHUCHMAN, ATTY

Grantees

ELSIE MURIEL STAGMEIER AND
ARTHUR F STAGMEIER, HER HUS
MONT

Premises

MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE.....AND TO .....HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT PT ON N S MACOPIN AVE DIST MEAS E ALG SA 320FT FR INTER WITH E S VALLEY RD
TH ALG N S MACOPIN AVE S 47° 36' E 50FT
TH N 42° 16' E 143.76FT
TH N 53° 21' W 50.24FT
TH S 42° 16' W 139.73FT TO N S MACOPIN AVE AT B.
BG LOT #6 ON MAP ENTITLED "MAP LD BLG TO TRI-STATE REALTY ASSOCIATION, SIT MONT, NJ" X MADE BY K D OWEN, OCT 1913 [OVER]

T. 29A 5-36-14M C
F. U. T. & M. G. CO.

SD @ CONVEYG & TRANSFERRED UNTO @ ALL HER XXXXX EQUITY, RIGHT, TITLE AND INT IN & TO PROP.
SUB TO MTG $5500 NOW LIEN ON DESCD PREM.

Z 28 WTTY

APPLICATION NO. EXAMINED RECORD OF INSTRUMENT

MAP 3 BLOCK B LOT 6

DEED Block No.

Date of Deed JUN 16/24 19 Liber pa.

Cons. $ 1 Ack'd JUN 16/24 19 Recorded JUN 17/24 19

Grantors

CHARLES J, DUKE
MADELINE DUKE, HIS WF

X

$8. STAMPS

Grantees

MORRIS MOSKOWITZ
CECIL L, MOSKOWITZ, HIS WF

Premises TOWN OF MONT

B AT PT ON N S OF MACOPIN AV DIST MEASURED E ALG SA 320 FT FR ITS INTER WITH E S OF BALLEY RD
TH ALG N S OF MACOPIN AV S 47° 36' E 50 FT
TH N 42° 16' E 143.76 FT
TH N 53° 21' W 50.24 FT
TH S 42° 16' W 139. 73 F T TO N S OF MACOPIN AV & B

BG LOT 6 ON MAP ENTITLED "MAP OF LD BLG TO TRI-STATE REALTY ASSN, WIT IN MONT, N J, MADE BY M, D, OWEN, OCT 1913

TOGETHER WITH ALL RIGHT, TITLE & INT OF @ IN & TO SO MUCH OF MACOPIN AV AS LIES IN FRONT OF SD PREM TO CENTRE L THEREOF

S 4 WTTY

MAP 3 BLOCK B LOT 6

APPLICATION NO.

EXAMINED
RECORD OF INSTRUMENT

T. 29 5-23 15M

DEED Block No.

Date of Deed JULY 2/23 19 Liber pa.

Cons. $ 1 Ack'd JULY 2/23 19 Recorded JULY 6/23 19

3-B-1

Grantors

TRI-STATE REALTY
ASSOCIATION, CORP N.J.

$2 STAMPS

Grantees

CHARLES J. DUKE
MADELINE DUKE, HIS WF

Premises TOWN MONT.

B N S MACOPINAN DIST E ALG SD 320 FT FR INTER WITH E S VALLEY RD
TH ALG N S MACOPINAN S 47° 36 'E 50 FT
TH N 42° 16 'E 143.76 FT
TH N 53° 21 'W 50.24 FT
TH S 42° 16 'W 139.73 FT TO N L MACOPINAN & B

BG LOT #6 MAP OF LD BELG TO GRANTOR MADE BY K.DOWEN, OCT. 1913.
TOGETHER WITH ALL RIGHT, TITLE & INT OF GRANTOR IN & TO SO MUCH OF MACOPINAN AS LIES IN FRONT OF SD PREM TO CEN L THF
SUB TO RESTRIC THAT PROP SHALL BE USED FOR RESID. PURPOSES ONLY & THAT ONLY 1 SINGLE FAM.DWLG SHALL BE ERECTED, SD DWLG TO COST NOT LESS THAN $8000 & FRONT FOUND WALL TO BE AT LEAST 30 FT BACK FR ST L & EXTERIOR PLANS TO BE SUB TO APPROVAL OF GRANTOR SUB TO ZONING ORD. RECITES---

DEED - BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. LOT COPYRIGHT © 1965 BY ALL-STATE OFFICE SUPPLY CO. 49 EDISON PLACE, NEWARK, N. J. 07102

BOOK 4195 PAGE 597

RECEIVED OCT 29 1966 Per

This Indenture,

Made the 26th day of August 19 66,

Between

FRANCIS TAGHERT AND BETTY K. TAGHERT his wife,
(Previously known as Francis Tagher and Betty K. Tagher)

residing at #31 Macopin Avenue in the Town of Montclair in the County of Essex and State of New Jersey herein designated as the Grantors,

And WERNER F. MERZ and ELIZABETH J. MERZ, his wife

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J. 1 45 PM '66

about to be residing ~~or located at~~ #31 Macopin Avenue in the Town of Montclair in the County of Essex and State of New Jersey herein designated as the Grantees;

Witnesseth, that the Grantors, for and in consideration of the sum of ONE DOLLAR (AND OTHER GOOD AND VALUABLE CONSIDERATION)

Amount of Doc. Rev. Stamps

lawful money of the United States of America, to the Grantors 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 Grantors being therewith fully satisfied, do 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 Town of Montclair in the County of Essex and State of New Jersey, more particularly described as follows:

$26.40

BEGINNING at a point in the northeasterly line of Macopin Avenue distant measuring southeasterly along said line three hundred seventy (370) feet from the easterly line of Valley Road; thence along said northeasterly line of Macopin Avenue on a curve to the south with a radius of One Thousand Five Hundred Thirty-Three and Eighty-Nine hundredths (1533.89) feet for a distance of three and three-hundredths (3.03) feet which in a straight line would run south 45 degrees 50 minutes east, three and three-hundredths (3.03) feet; thence along said northeasterly line south 45 degrees 46 minutes east, fifty-six and ninety-seven hundreths (56.97) feet; thence north 44 degrees 14 minutes east one hundred fifty-four and twelve hundredths (154.12) feet to a point; thence north 53 degrees 21 minutes west sixty and eighty-two hundredths (60.82) feet; thence south 44 degrees 7 minutes west one hundred forty-four and thirteen hundredths (144.13) feet to the point and place of BEGINNING.

BEING the same premises conveyed to FRANCIS TAGHERT

1914055

31 Macopin ave

MAP 3 BLOCK B LOT 7

AND BETTY K. TAGHERI his wife, by deed from EMERIO R. van LIEW AND KATHERINE M. van LIEW, his wife, dated September 4, 1959 and recorded in the Essex County Register's Office October 14, 1959 in Deed Book 3671, page 141.

BEING premises also known as #31 Macopin Ave., Montclair, New Jersey.

N. J. DEED—BARGAIN AND SALE (COV[illegible]ST GRANTOR) FORM NO. 153 THE CHISHOLM PRINTING COMPANY, 409 P[illegible] N. Y. 5970
INDIV. TO INDIV. OR CORP.

BOOK 3671 PAGE 141

This Indenture,

Made the 4th *day of* September *, in the year of our Lord One Thousand Nine Hundred and* Fifty-Nine

Between EMERIO R. van LIEW and KATHERINE M. van LIEW, his wife,

Garden state title

of the Town *of* Montclair *in the County of* Essex *and State of* New Jersey

party of the first part:

And

FRANCIS TAGHER and BETTY E. TAGHER, his wife

of # 1 Putnam Hill, Apt. 2C, Greenwich, Connecticut

party of the second part;

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

- - - - - - - One ($1.00) Dollar - - - - - - - - - - - - - - - - - -

lawful money of the United States of America, and other good and valuable consideration *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* Town *of* Montclair *in the County of* Essex *and State of* New Jersey.

BEGINNING at a point in the Northeasterly line of Macopin Avenue, distant measuring southeasterly along said line three hundred seventy (370) feet from the easterly line of Valley Road; thence along said northeasterly line of Macopin Avenue on a curve to the south with a radius of One Thousand Five Hundred Thirty-Three and Eighty-Nine hundredths (1533.89) feet for a distance of three and three-hundredths (3.03) feet which in a straight line would run south 45 degrees 50 minutes East, three and three-hundredths (3.03 feet; thence along said Northeasterly line South 45 degrees 46 minutes East, fifty-six and ninety-seven hundredths (56.97) feet; thence North 44 degrees 14 minutes East one hundred fifty-four and twelve hundredths (154.12) feet to a point; thence North 53 degrees 21 minutes West Sixty and eighty-two hundredths (60.82) feet; thence South 44 degrees 7 minutes West, One Hundred Forty-Four and Thirteen Hundredths (144.13) feet to the point or place of BEGINNING.

BEING the same premises conveyed to Emerio R. Van Liew and Katharine Mary Van Liew, his wife, by Helena D. J. Rickerich, widow, by deed dated July 25, 1941 and recorded in the Essex County Register's Office in Book U-98 of deeds for said County, on pages 174-175.

R.S. 24.75

719383

31 Macopin Ave

MAP 3 PARCEL 6 PART 7

D 22 WTTY

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

31 Macopin Ave

MAP 3 BLOCK B LOT 7

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO AND HEIRS.
SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

DEED Block No.

Date of Deed JULY 25/41 19 Liber pa.

Cons. $ 1. Ack'd JULY 25/41 19 Recorded JULY 26/41 19

Grantors

HELENA D.J. RICKERICH,
WIDOW OF THE TOWN OF MONTCLAIR,
N.J.

$61.60 STAMPS
ACK'D - JOSEPH F.S. FITZPATRICK
MCC OF N.J.

Grantees

EMERID R. VAN LIEW AND
KATHARINE MARY VAN LIEW, HIS
WIFE, CALDWELL, N.J.

Premises MONTC.

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE _____ AND TO _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT A PT IN THE N E LI OF MACOPIN AVE,
DIST MEASURING S E ALG SD LI 370 FT FR
THE E LI OF VALLEY RD,
TH ALG SD N E LI OF MACOPIN AVE ON A
CURVE TO THE S WI A RADIUS OF 1,533.89 FT
FOR A DIST OF 3.03 FT WH IN A STRAIGHT
LINEWOULD RUN S 45° 50' E 3.03 FT,
TH ALG SD N E LI S 45° 46' E 56.97 FT
TH N 44° 14' E 154.12 FT TO A PT,
TH N 53° 21' W 60.82 FT,
TH S 44° 7' W 144.13 FT TO THE PT OR
PL OF B.
BG PART OF THE PREM CONVD TO W.LUDLOW

[OVER]

T 532—5-41—10M
N. J. R. T. I. CO.

JAMES BY DEED REC IN U 58, P 230.
SUBJ TO RESTRS THEREIN REFERRED TO.
RECITES SA D 68 OF DEEDS, P 98 ETC.
THE SD WILLIAM E. RICKERICH DIED ON MARCH 23/1929.

W 7 WTTY

MAP 3 BLOCK B LOT 7

T. 29 10-22 15M

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

3-B-

DEED Block No.

Date of Deed MAR 1/23 19 Liber pa.

Cons. $ 1 Ack'd MAR 1/23 19 Recorded MAR 9/23 19

Grantors

W LUDLOW JAMES
EVELYN JAMES HIS WF

$7.50 STAMPS

Grantees

WILLIAM E RICKERICH
HELENA D J HIS WF

Premises

TOWN MONT

B AT PT IN NE L OF MACOPIN AV DIST MEASURING SE ALG SD L 370 FT FR E L OF VALLEY RD
TH ALG SD NE L OF MACOPIN AV ON CURVE TO S WITH RAD OF 1533.89 FT FOR A DIST OF 3.03 FT WHICH IN STRT L WOULD RUN S 45° 50' E 3.03 FT
TH ALG NE L S 45° 46' E 56.97 FT
TH N 44° 14' E 154.12 FT TO REAR L OF LD OF ©
TH N 53° 21' W 60.82 FT
TH S 44° 7' W 144.13 FT TO B
RECITES R&U 58 230
SUB RESTRS THEREIN REFERRED TO
SUB MTG $4800 © TO WARREN H DUNNING & FANNIE D COVERT TRUSTEE UNDER LAST WILL & TEST OF SARAH A DUNNING DECD DT JUNE 1/22 RECD E 46 336

W 6, WTTY

APPLICATION NO.

EXAMINED
RECORD OF INSTRUMENT

MAP 3 BLOCK B LOT 7 & 8

DEED Block No.

Date of Deed APR 25/17. 191 Liber pa.

Cons. $ 1 Ack'd APR 25/17. 191 Recorded APR 25/17. 191

Grantors

JOSIAH DECKER JR,
M ADELAIDE HIS WF

116.97
3.03
120.00

Grantees

W, LUDLOW JAMES

Premises

TOWN OF MONT

B AT PT IN N L MACOPIN AVE, DIST MEASURING E ALG SD L 370 FT FR E L VALLEY RD

TH ALG N L MACOPIN AVE, ON CURVE TO THE S WITH RAD 1533 89/100 FT FOR DIST OF 3 3/100 FT WHICH IN STRT L WOULD RUN S 45° 50' E, 3 3/100 FT,

TH ALG SD N L S 45° 46' E, 116 97/100 FT

TH AT L TO MACOPIN AVE, N 44° 14' E, 162 12/100 FT

TH N 53° 21' W, 121 34/100 FT

S 44° 7' W, 146 13/100 FT TO B

TOGETHER WITH ALL RIGHT, TITLE & INT OF @ IN & TO SO MUCH OF MACOPIN AVE, AS LIES IN FRONT OF SD PREM TO CENTRE L THF

SUB RESTRS, THAT ONLY ONE SINGLE FAMILY DWLG HOUSE SHALL BE LOCATED ON EITHER OF THE TWO

OVER

60 FT LOTS INCLUDED IN ABV DESCRPTN & THAT SD HOUSES SHALL COST NOT LESS THAN $4500 EA, NEITHER OF SD HOUSES SHALL STAND NEARER TO THE ST L THAN 35 FT & NO OUT BLDGS SHALL BE ERECTEDCWITHIN 100 FT OF THE SD L

RECITES SA Q 48 325
SUB TWO MTGS $1000 EA

C 18 WTTY

20M 1-11

APPLICATION NO.
EXAMINED
RECORD OF INSTRUMENT

3-B-728

DEED ✓ Block No.

Date of Deed MAR 22\11 191 Liber pa.

Cons. $ 1 Ack'd MAR 24\11 191 Recorded MAR 27\11 191

Grantors

ANNA B, LIMRIC, WIDOW

Grantees

JOSIAH DECKER, JR

Premises

TOWN OF MONT

B AT PT IN N L OF MACOPIN AV DIST E ALG SD L 370 FT FR E L OF VALLEY ROAD

TH ALG SD N L OF MACOPIN AV ON CURVE TO S WITH RAD OF 1533 89\100 FT, FOR A DIST OF 3 3\100 FT WHICH IN A STRAIGHT L WOULD RUN S 45° 50' E 3 3\100 FT

ALG SD N L S 45° 46' E 116 97\100 FT

ATS L MACOPIN AV N 44° 14' E 162 12\100 FT

N 53° 21' W 121 34\100 FT

S 44° 7' W 146 13\100 FT TO B

TOGETHER WITH ALL THE RIGHT, TITLE AND INT OF ⊕ IN AND TO SO MUCH OF MACOPIN AV AS LIES IN FRONT OF SD PREM TO CENTRE L THF

SUB TO FOLLOWING RESTRS, THAT ONLY ONE SINGLE FAMILY DWLG HOUSE SHALL BE LOCATED UPON EITHER OF THE 2 60 FT LOTS INCLUDED IN THE ABT DESCRPT

BAKER PRINTING CO., NEWARK.

AND THAT SD HOUSE SHALL COST NOT LESS THAN $4500, EACH, NEITHER OF SD HOUSES SHAL L STAND NEARER TO THE ST L THAN 35 FT AND NOT OUTBLDG SHALL BE ERECTED WITHIN 100 FT OF SD L

RECITES SA L 48 411

28 J WTTY

20M 1-11

APPLICATION NO.
EXAMINED
RECORD OF INSTRUMENT

DEED Block No.

Date of Deed JAN 31\11 191 Liber pa. 3B 778

Cons. $ 1, Ack'd JAN 31\11 191 Recorded FEB 2\11 191

Grantors

KENNETH D.OWEN
UNMARRIED.

Grantees

~~ANNA B.LIMRICK.~~
ANNA B.LIMRIC.

Premises

TOWN OF MONT

B AT A PT IN THE N L OF MACOPIN AV DIST E 370 FT FR THE E L OF VALLEY RD
TH ALG N L OF MACOPIN AV ON A CURVE TO THE SOUTH WITH A RAD OF 1533 89\100 FT FOR A DIST OF 3 FT 3\100 FT, WHICH IN A STRT LINE WOULD RUN S 45° 8 50' E 3 3\100 FT
TH ALG SD N LINE S 45° 46' E 116 97\100 FT
AT L TO MACOPIN AV N 44° 14' E 162 12\100 FT
N 53° 21' W 121 34\100 FT
S 44° 7' W 146 13\100 FT TO B.

TOGETHER WITH ALL RIGHT TITLE & INT OF ⓜ IN & TO SO MUCH OF MACOPIN AV AS LIES IN FRONT OF SD PREM TO THE CENTRE LINE THF.
RECITES SA N 47 379

OVER

BAKER PRINTING CO., NEWARK.

SUB TO THE FOLLOWING RESTRS,
THAT ONLY ONE SINGLE FAMILY DWLG HOUSE SHALL BE LOCATED UPON EITHER OF THE TWO 60 FT LOTS INCLUDED IN THE ABV DESCPTN & THAT SD HOUSES SHALL COST NOT LESS THAN $4500 EACH, NEITHER OF SD HOUSES SHALL STAND NEARER TO THE ST LINE THAN 35 FT & NO OUT BLDGS SHALL BE ERECTED WITHIN 100 FT TO SD LINE.

10M 6-10

S 21 WTTY

DEED Block No.

Date of Deed JULY 22\10 191 Liber pa. 3-B-7-8

Cons. $ Ack'd JULY 22\10 191 Recorded JULY 23\10 191

Grantors

TRI_STATE REALTY ASSO
A CORP

Grantees

KENNETH D OWEN

Premises

TOWN MONT

B AT A PT IN N LINE OF MACOPIN AV DIST MEASURING ELY ALG SD LINE 370 FT FR THE E LINE OF VALLEY RD

TH ALG SD N LINE OF MACOPIN AV ON A CURVE TO THE S WITH A RADIUS OF 1533 89\100 FT FOR A DIST OF 3 FT 3\100 FT WHICH IN A STRAIGHT LINE WOULD RUN S 45° 50' E 3 3\100 FT

TH STILL ALG SD N LINE S 45° 46' E 116 97\100 FT

TH THROUGH LD OF ⓜ AT L TO MACOPIN AV N 44° 14' E 162 12\100 FT

TH STILL THROUGH LD OF ⓜ N 53° 21' W 121 34\100 FT

TH STILL THROUGH LD OF ⓜ S 44° 7' W 146 13\100 FT TO B

RECITES BG RO A 46 25

BAKER PRINTING CO., NEWARK.

100M-7-08.

SUB TO FOL RESTRS

THAT ONLY ONE SINGLE FAMILY DWLG HOUSE SHALL BE LOCATED UPON EITHER OF THE TWO 60 FT LOTS INCLUDED IN ABOVE DESCPTN & THAT COST SHALL BE NOT LESS THAN $4500 EACH NEITHER OF SD HOUSES SHALL STAND NEARER TO THE ST LINE THAN 35 FT & NO OUT BLDGS SHALL BE ERECTED WITHIN 100 FT OF SD LINE

TOGETHER WITH ALL THE RIGHT TITLE & INT OF @ IN & TO SO MUCH OF MACOPIN AV AS LIES IN FRONT OF SD PREM TO CENTER LINE THEREOF

Stryker 744 Broad St, Newark

103—DEED - BARGAIN AND SALE (COVENANT AGAINST GRANTOR) C U Z S COPYRIGHT© 1965 BY ALL-STATE OFFICE SUPPLY CO.
IND. TO IND. OR CORP. 49 EDISON PLACE, NEWARK, N. J. 07102

This Deed, *made the* 22nd *day of* July 1971,

Between

ROBERT J. DOURNEY and MAUREEN O. DOURNEY, his wife,

residing at 94 Overlook Road
in the Town *of* Montclair *in the County of* Essex *and State of* New Jersey *herein designated as the Grantors,*

And

REED E. JONES and LINDA L. JONES, his wife

about to reside at 29 Macopin Avenue
~~*residing or located at*~~
in the Town *of* Montclair *in the County of* Essex *and State of* New Jersey *herein designated as the Grantees;*

Witnesseth, *that the Grantors, for and in consideration of* the sum of THIRTY-SEVEN THOUSAND ($37,000.00) and no/100----------Dollars *lawful money of the United States of America, to the Grantors 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 Grantors being therewith fully satisfied, do 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* Town *of* Montclair *in the County of* Essex *and State of New Jersey, more particularly described as follows:*

BEGINNING at a point on the northerly side of Macopin Avenue measured Easterly along said line four hundred and thirty (430) feet from its intersection with the Easterly line of Valley Road; thence running along said Northerly line of Macopin Avenue South forty-five degrees forty-six minutes East sixty feet; thence North forty-four degrees and fourteen minutes East one hundred sixty-two and twelve hundredths feet; thence North fifty-three degrees twenty-one minutes West sixty and fifty-two hundredths feet; thence South forty-four degrees fourteen minutes West one hundred fifty-four and twelve hundredths feet to the point and place of Beginning.

Subject to restrictions of record and operation and effect of zoning ordinances of the Town of Montclair.

Being the same premises conveyed to the Grantors herein by deed of Edgar W. Davy, dated July 2, 1962 and recorded on July 9, 1962 in the Essex County Register's Office in Deed Book 3876, page 171.

COUNTY OF ESSEX
CONSIDERATION 37000
REALTY TRANSFER FEE 37.00
DATE ..... BY .....

RECEIVED & RECORDED
REGISTER'S OFFICE
ESSEX COUNTY, N.J.
JUL 23 2 24 PM '71
REGISTER

281255
29 Macopin Ave

MAP 3 BLOCK B LOT 8

GARDEN STATE

919—Deed ... Bargain and Sale—(Cov. Against Grantor). Individual or Corporation.

JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS 80 EXCHANGE PLACE AT BROADWAY, NEW YORK

ASSESSOR'S OFFICE
RECEIVED
JUL 30 1962

BOOK 3876 PAGE 171

This Indenture,

Made the 2nd day of July, in the year of our Lord One Thousand Nine Hundred and Sixty-two

Between

EDGAR W. DAVY

in the Town of Montclair County of Essex and State of New Jersey party of the first part;

And

ROBERT J. DOURNEY and MAUREEN O. DOURNEY, his wife,

in the Town of Montclair County of Essex and 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 him 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, 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 Town of Montclair County of Essex and State of New Jersey.

BEGINNING at a point on the Northerly side of Macopin Avenue measured Easterly along said line four hundred and thirty (430) feet from its intersection with the Easterly line of Valley Road; thence running along said Northerly line of Macopin Avenue South forty-five degrees forty-six minutes East sixty feet; thence North forty-four degrees and fourteen minutes East one hundred sixty-two and twelve hundredths feet; thence North fifty-three degrees twenty-one minutes West sixty and fifty-two hundredths feet; thence South forty-four degrees fourteen minutes West one hundred fifty-four and twelve hundredths feet to the point and place of BEGINNING.

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J.
JUL 9 12 03 PM '62
Mildred A. Williams REGISTER

R.S. 26.40

29 Macopin Ave

1122620

MAP 3 BLOCK B LOT 8

Subject to restrictions of record and operation and effect of zoning ordinances of the Town of Montclair.

BEING the same premises conveyed to Edgar W. Davy and Margaret P. Davy, his wife, by Edward A. Feuss and Anne Feuss, his wife, by deed dated February 15, 1961 and recorded in the Essex County Register's Office on March 6, 1961 in Book 3775, page 486, and further conveyed as to all her right, title and interest in and to said premises by Margaret P. Davy, wife of Edgar W. Davy, to Edgar W. Davy, by deed dated January 31, 1962 and recorded in the Essex County Register's Office on March 13, 1962 in Book 3851, page 374.

D WEINICK 17 ACADEMY ST NK

ASSESSOR'S OFFICE
RECEIVED
MAR 29 1962

919—Deed—Bargain and Sale—(Cov. Against Grantor). Individual or Corporation.

JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS
80 EXCHANGE PLACE AT BROADWAY, NEW YORK

BOOK 3851 PAGE 374

This Indenture,

Made the 31st *day of* January *, in the year of our Lord One Thousand Nine Hundred and* Sixty-Two,

Between MARGARET P. DAVY, wife of Edgar W. Davy,

RECEIVED & RECORDED
REGISTER'S OFFICE
ESSEX COUNTY, N.J.
MAR 13 11 43 AM '62
REGISTER

residing
in the *of* *County of*
and State of *party of the first part;*

And EDGAR W. DAVY,

residing
in the Town *of* Montclair *County of* Essex
and State of New Jersey, *party of the second part;*

R. S. None

Witnesseth, *That the said party of the first part, for and in consideration of* One ($1.00) Dollar, and other good and valuable consideration, *lawful money of the United States of America, to* her *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, ha* s *given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed and by these presents do*es *give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said party of the second part, and to* his heirs *and assigns, forever,*

All her right, title and interest in and to that *tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the* Town *of* Montclair *County of* Essex *and State of* New Jersey:

BEGINNING at a point on the northerly side of Macopin Avenue measured easterly along said line 430 feet from its intersection with the easterly line of Valley Road; thence running along said northerly line of Macopin Avenue South 45 degrees 46 minutes East 60 feet; thence North 44 degrees 14 minutes East 162.12 feet; thence North 53 degrees 21 minutes West 60.52 feet; thence South 44 degrees 14 minutes West 154.12 feet to the point and place of BEGINNING. BEING known as #29 Macopin Avenue, Montclair, New Jersey.

It is the intention herein to vest absolute title in and to the above described premises in the party of the second part, including the inchoate or possible future estate in dower of the said party of the first part.

BEING the same premises conveyed to Edgar W. Davy and Margaret P. Davy, his wife, by Edward A. Feuss and Anne Feuss, his wife, by deed dated February 15, 1961 and recorded March 11, 1961 in the Essex County Register's Office in Book 3775 of Deeds for said County, page 486.

MAP 3 BLOCK 3 LOT 8

999—Warranty Deed—New Jersey
Ind. to Ind. or Corp.

JULIUS BLUMBERG LAW BLANK PUBLISHERS
80 EXCHANGE PL. BROADWAY, NEW YORK

ASSESSOR'S OFFICE
RECEIVED
MAR 22 1961

This Indenture,

Made the 15th *day of* February Per, *in the year of our Lord One Thousand Nine Hundred and* Sixty - one

Between EDWARD A. FEUSS and ANNE FEUSS, his wife

Garden State

residing at 29 Macopin Avenue
in the Town *of* Montclair *County of* Essex
and State of New Jersey *party of the first part;*

RECEIVED & RECORDED
REGISTER'S OFFICE
ESSEX COUNTY, N.J.
MAR 6 11 09 AM '61
REGISTER

And

EDGAR W. DAVY and wF MARGARET P. DAVY, his wife, residing at 150 East 50th Street

in the City *of* New York *County of* New York
and State of New York *party of the second part;*

R.S. 26.40

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* 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* Town *of* Montclair *County of* Essex *and State of* New Jersey

BEGINNING at a point on the Northerly side of Macopin Avenue measured Easterly along said line four hundred and thirty (430) feet from its intersection with the Easterly line of Valley Road; thence running along said Northerly line of Macopin Avenue South forty-five degrees forty-six minutes East sixty feet; thence North forty-four degrees and fourteen minutes East one hundred sixty-two and twelve hundredths feet; thence North fifty-three degrees twenty-one minutes West sixty and fifty-two hundredths feet; thence South forty-four degrees fourteen minutes West one hundred fifty-four and twelve hundredths feet to the point and place of BEGINNING.

Subject to restrictions of record and operation and effect of zoning ordinances of the Town of Montclair.

9x9994
29 Macopin Ave
8900

MAP 3 BLOCK B LOT 8

Being the same premises as conveyed to the parties of the first part hereto by Deed from Louise Elizabeth Dorchester, widow, dated August 27, 1956 and recorded in the Register's Office of Essex County on August 28, 1956 in Book 3432 of Deeds for said County at Pages 6-8.

212943

MAP 3 BLOCK 13 LOT 8

#37 AON

ESSEX COUNTY REGISTER'S OFFICE

29 Macopin Ave
6600

W

.....DEED

By

LOUISE ELIZABETH DORCHESTER WIDOW
29 MACOPIN AVENUE MONTCLAIR

To

EDWARD A. FEUSS & ~~ANNE~~ wf WIFE
MONTCLAIR

Block ..... Lot .....

Dated 8-27-56 Ack 8-27-56

Rec. 8-28-56 Book 3432 6

Returned to:

Frederick W. Margaritell
819 Pompton Ave C Grove

Stamps $24.75 Cons. $1.

Liens ---

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B at a pt on the N sd of Macopin Ave meas E alg sd 1 430 ft from its inter with the E 1 of Valley Road
TH runn alg sd N 1 of Macopin Ave S 45° 46' E 60 ft
TH N 44° 14' E 162.12 ft
TH N 53° 21' W 60.52 ft
TH S 44° 14' W 144.12 ft to pt of B
(154.12)

RECEIVED SEP 10 1956

Z 43 WTTY

MAP 3 BLOCK B LOT 8

T. 29 1-24 SOM

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

DEED Block No.

Date of Deed AUG 21/24 19 Liber pa.

Cons. $ 1 Ack'd AUG 21 & 23/24 19 Recorded SEPT 3/24 19

Grantors

W. LUDLOW JAMES
EVELYN JAMES, HIS WF

X

$3. STAMPS

✓

Grantees

LOUISE ELIZABETH DORCHESTER

Premises TOWN OF MONT

B AT PT ON N S OF MACOPIN AV MEASURED ELY ALG SD L 430 FT FR ITS INTER WITH E L VALLEY RD
TH RUN ALG SD N L MACOPIN AV S 45° 46', E 60 FT
TH N 44° 14' E 162.12 FT
TH N 53° 21' W 60.52 FT
TH S 44° 14' W 154.12 FT TO B

SUB TO RESTRS OF RECD & OPERATION & EFFECT OF ZONING ORDINANCES OF TOWN OF MONT

MAP 3 BLOCK B LOT 8

See Trans.

MAP 3 BLOCK B LOT 7

Garden State

919—Deed—bargain and Sale—(Cov. Against Grantor). Individual or Corporation.

JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS 80 EXCHANGE PLACE AT BROADWAY, NEW YORK

BOOK 4035 PAGE 373

This Indenture,

Made the 28th *day of* July *, in the year of our Lord*
One Thousand Nine Hundred and Sixty-Four

ASSESSOR'S OFFICE RECEIVED OCT 9 1964

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J. AUG 7 2 49 PM '64 REGISTER

Between Keith W. Atkinson and Catherine A. Atkinson, his wife

in the Town *of* Montclair *County of* Essex
and State of New Jersey *party of the first part;*

And Paul R. Nelson and Helen C. Nelson, his wife , of #2660 Hawthorne Drive,

in the City *of* Atlanta *County of* Cobb
and State of Georgia *party of the second part;*

Witnesseth, *That the said party of the first part, for and in consideration of*
One Dollar ($1.00) and other good and valuable considerations
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 Town *of* Montclair *County of* Essex
and State of New Jersey

BEGINNING at a point in the Northerly line of Macopin Avenue distant measuring Easterly along said line 490 feet from the Easterly line of Valley Road, said point being the Southeasterly corner of land now or formerly of K. D. Owen; and running thence (1) along said Northerly line of Macopin Avenue South 45 degress 46 minutes East 33.03 feet; thence (2) still along said Northerly line on a curve to the North with a radius of 541.65 feet, a distance of 29.40 feet, which in a straight line would run South 47 degrees 19 minutes East 29.39 feet; thence (3) North 41 degrees 8 minutes East 168.66 feet; thence (4) North 53 degrees 21 minutes West 53.76 feet to the Easterly line of said land now or formerly of K. D. Owen; and thence (5) along said Easterly line South 44 degrees 14 minutes West 162.12 feet to the point or place of BEGINNING. Be the same dimensions more or less.

BEING the Easterly 10 feet of Lot No. 8 and the Westerly 52.43 feet of Lot No. 9 on said Northerly side of said Macopin Avenue as shown on "Map of Lands belonging to the Tri-State Realty Association situated in the Town of Montclair, Essex County, New Jersey" made by K. D. Owen, C. E. September 1909.

TOGETHER with all right, title and interest of the Party of the first part in and to so much of Macopin Avenue as lies in front of said premises, to the center line thereof.

SUBJECT to state and municipal requirements relating to buildings, their construction and use.

R.S. - 27.50

1529122

27 Macopin Ave

MAP 3 BLOCK B LOT 9

SUBJECT to the restrictions contained in deed from Jennie Bolwell, Unmarried to Annie Armstrong dated December 4, 1917 recorded in Book B-60 of Deeds for Essex County at Page 2.

BEING the same premises conveyed to the grantors herein by deed of Thomas E. Thayer and Betty Burrows Thayer, his wife dated November 15, 1960 recorded December 5, 1960 in the Office of the Register of Essex County in Deed Book 3759 at Page 458.



N. J. WARRANTY DEED—151 THE CHISHOLM PRINTING COMPANY, 409 PEARL ST., N.Y. 1944

BOOK 3759 PAGE 458

This Indenture,

ASSESSOR'S OFFICE RECEIVED DEC 22 1960

Per

Made the Fifteenth *day of* November *, in the year of our Lord One Thousand Nine Hundred and* Sixty

Between THOMAS E. THAYER and BETTY BURROWS THAYER, his wife

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J. DEC 5 11 10 AM '60 NEWARK, N.J.

Garden State

of the Town *of* Montclair *in the County of* Essex *and State of* New Jersey *party of the first part;*

And KEITH W. ATKINSON and WF CATHERINE H. ATKINSON, his wife

of the Town *of* Montclair *in the County of* Essex *and 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 ($1.00) 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* Town *of* Montclair *in the County of* Essex *and State of* New Jersey

BEGINNING at a point in the Northerly line of Macopin Avenue distant measuring Easterly along said line 490 feet from the Easterly line of Valley Road, said point being the Southeasterly corner of land now or formerly of K. D. Owen; and running thence (1) along said Northerly line of Macopin Avenue South 45 degrees 46 minutes East 33.03 feet; thence (2) still along said Northerly line on a curve to the North with a radius of 541.65 feet, a distance of 29.40 feet, which in a straight line would run South 47 degrees 19 minutes East 29.39 feet; thence (3) North 41 degrees 8 minutes East 168.66 feet; thence (4) North 53 degrees 21 minutes West 53.76 feet to the Easterly line of said land now or formerly of K. D. Owen; and thence (5) along said Easterly line South 44 degrees 14 minutes West 162.12 feet to the point or place of BEGINNING. Be the same dimensions more or less.

BEING the Easterly 10 feet of Lot No. 8 and the Westerly 52.43 feet of Lot No. 9 on said Northerly side of said Macopin Avenue as shown on "Map of Lands belonging to the Tri-State Realty Association situated in the Town of Montclair, Essex County, New Jersey" made by K. D. Owen, C. E. September 1909.

TOGETHER with all right, title and interest of the Party of the first part in and to so much of Macopin Avenue as lies in front of said premises, to the center line thereof.

SUBJECT to state and municipal requirements relating to buildings, their construction and use.

Wtge 11300

R S 8.25

941405

Macopin Ave

MAP 3 BLOCK B LOT 9

SUBJECT to the restrictions contained in deed from Jennie Bolwell, Unmarried to Annie Armstrong dated December 4, 1917 recorded in Book B-60 of Deeds for Essex County at Page 2.

BEING the same premises conveyed to the grantors herein by deed of Benjamin R. Runkle, Widower dated October 23, 1956 recorded October 25, 1956 in the Office of the Register of Essex County in Deed Book 3445 at Page 550.

SUBJECT to mortgage held by the United States Savings Bank of Newark, N.J. in the principal sum of $12,500.00 reduced to approximately $11,300.00, which mortgage the parties of the second part assume and agree to pay in accordance with the terms thereof.

#1 1.G.

214846

ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK 8 LOT 9

27 Macopin Ave

6100

WAR

DEED

By BENJAMIN R. RUNKLE, WIDOWER
MONTCLAIR N J

To THOMAS E. THAYER AND BETTY BURROWS THAYER, HUSBAND AND WIFE
TAPPAN, NEW YORK

Block Lot

Dated 10-23-56 Ack 10-23-56

Rec. 10-25-56 Book 3445 550

Returned to: Frederick W. Margaritell
819 Pompton Av
Cedar Grove N.J.

Stamps $20.35 Cons. $1.

Liens ---

ASSESSOR'S OFFICE RECEIVED NOV 5 1956 Per

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B at a pt in the N li of Macopin Av dist meas E alg sd li 490 ft fr the E li of Valley Rd sd pt being the SELY cor of land n/f of K. D. Owen;
Th alg sd N li of Macopin Av S 45 deg 46 min E 33.03 ft.;
Th alg sd N li on a curve to the N with a radius of 541.65 ft. a dist of 29.40 ft which in a straight line would run S 47 deg 19 min E 29.39 ft
Th N 41 deg 8 min E 168.66 ft.;
Th N 53 deg 21 min W 53.76 ft to the E li of sd land n/f of K. D. Owen;
Th alg sd E li S 44 deg 14 min W 162.12 ft to the pt or pl of B.
Be the same dimensions m/l
Being the E 10 ft of Lot 8 and the W 52.43 ft of Lot No. 9 on sd N si of sd Macopin Av as shown on "Map of lands belg to the Tri-State Realt Assn sit in Montclair N.J." made by K. D. Owen, C.E. Sept 1909.
RECITES: SA: 3154 pg 128
Sub to Restrictions in B.60 pg 2

#11 L.G.

ESSEX COUNTY REGISTER'S OFFICE MAP 3 BLOCK B LOT 9

27 Macopin Ave
6100

WAR .....DEED

By ANNA W. PRESCOTT, WIDOW OF
CHARLES B. PRESCOTT OF
ATTICA, WYOMING CO NEW YORK

To BENJAMIN R. RUNKLE
MTCLR N J

Block ..... Lot .....

Dated 6-30-53 Ack 7-21-53

Rec. 8-5-53 Book 3154 128

Returned to: Bennett and Shepard
460 Bloomfield Av
Montclair N J

Stamps $11.00 Cons. $1.

Liens ---

ASSESSOR'S OFFICE RECEIVED AUG 17 1953 Per

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B at a pt in the N li of Macopin Av dist meas E alg sd li 490 ft fr the E li of Valley Rd sd pt being the SELY cor of land n/f of K. D. Owen;
Th alg sd N li of Macopin Av S 45 deg 46 min E 33.03 ft.;
Th alg sd N li on a curve to the North with a radius of 541.65 ft a dist of 29.40 ft which in a straight li would run S 47 deg 19 min E 29.39 ft.;
Th N 41 deg 8 min E 168.66 ft.;
Th N 53 deg 21 min W 53.76 ft to the E li of sd land n/f of K. D. Owen;
Th alg sd E li S 44 deg 14 min W 162.12 ft to pt or pl of B.
Be the sa dimensions m/l
Bg the E 10 ft of Lot 8 and the W 52.43 ft of Lot #9 onsd N si of sd Macopin Av as shown on "Map of lands belg to the Tri-State Realty Assn sit in Mtclr Essex Co N.J." made by K. D. Owen, C.E. Sept.1909 RECITES: SA: 0.88 pg 470 B.60 pg 2

C 6 B & S

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

MAP 3 BLOCK B LOT 9

APPLICATION NO.....

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO.....AND.....HEIRS,
SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

DEED Block..... No.....

Date of Deed FEB 22/35 19 Liber O 88 pa. 470 472

Cons. $ 1 Ack'd FEB 26/35 19 Recorded FEB 28/35 19

Grantors

M. LAVINIA YATES, SINGLE

VERONA

NO STAMPS

ACKD BF WM. WHITNEY AMES
MCC

Grantees

CHARLES B. PRESCOTT
ANNA W. PRESCOTT, HIS WF
ATTICA, N.Y.

Premises

MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE.....AND TO .....HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT PT IN NLY L OF MACOPIN AVE DIST MEAS ELY ALG SD L 490 FT FR ELY L OF VALLEY RD SD PT BG S ELY COR OF LD NOW OR FMLY OF K.D. OWEN,
TH ALG SD NLY L OF MACOPIN AVE SO 45° 46' E 33.03 FT
TH STILL ALG SD NLY L ON CURVE TO NO WITH RAD OF 541.65 FT A DIST OF 29.40 FT WHICH IN STRAIGHT L WOULD RUN SO 47° 19' E 29.39 FT
TH NO 41° 8' E 168.66 FT
TH NO 53° 21' W 53.76 FT TO ELY L OF SD LD NOW OR FMLY OF K.D. OWEN
TH ALG SD ELY L SO 44° 14' W 162.12 FT TO PT OF B. BE SD DIMENSIONS ±.

[OVER]

T. 29A 8-64-6M C
F. U. T. & M. G. CO.

BG ELY 10 FT OF LOT #8 AND WLY 52.43 FT OF LOT #9 ON SD NLY S OF SD MACOPIN AVE AS SHN ON "MAP OF LDS BELG TO THE TRI-STATE REALTY ASSOCIATION SIT IN MONT. ESSEX CO. N.J." MD BY K.D. OWEN, C.E. SEPT 1909.

RECITES SA CONV TO © BY © BY DEED OF E.D.T. AND INTENDED TO BE RECD SIMULTANEOUSLY HEREWITH.

TOGETHER WITH ALL RIGHT, TITLE AND INT OF © IN AND TO SO MUCH OF MACOPIN AVE AS LIES IN FRONT OF SD PREM, TO CENTER L THEREOF.

SUB TO ALL ENCUMBRANCES.

C 5 M B & S

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

MAP 3 BLOCK B LOT 9

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO.....AND.....HEIRS,
SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

DEED Block No.

Date of Deed FEB 22/35 19 Liber 0 88 pa. 468 470

Cons. $ 1 Ack'd FEB 22-23/35 19 Recorded FEB 28/35 19

Grantors

CHARLES B. PRESCOTT
ANNA W. PRESCOTT, HIS WF
ATTICA, N.Y.

NO STAMPS

ACKD BF C.S. KIBBE
N P OF N.Y.

Grantees

M. LAVINIA YATES
VERONA

Premises MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE.....AND TO .....HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT PT IN NLY L OF MACOPIN AVE DIST MEAS ELY ALG SD L 490 FT FR ELY L OF VALLEY RD, SD PT BG S ELY COR OF LD NOW OR FMLY OF K.D. OWEN OWEN.
TH ALG SD NLY L OF MACOPIN AVE, SO 45° 46' E 33.03 FT
TH STILL ALG NLY L ON CURVE TO NO WITH RAD OF 541.65 FT, A DIST OF 29.40 FT WHICH IN A STRAIGHT L WOULD RUN SO 47° 19' E 29.39 FT
TH NO 41° 8' E 168.66 FT
TH NO 53° 21' W 53.76 FT TO ELY L OF SD LD NOW OR FMLY OF K.D. OWEN
TH ALG SD ELY L SO 44° 14' W 162.12 FT TO PT OF B. BG SA DIMENSIONS ±.

[OVER]

T. 29A 9-54-6M C
F. U. T. & M. G. CO.

BG ELY 10 FT OF LOT #8 AND WLY 52.43 FT OF LOT #9 ON SD NLY S OF SD MACOPIN AVE AS SHN ON "MAP OF LDS BELG TO THE TRI-STATE REALTY ASSN. SIT IN MONT. ESSEX CO. N.J." MD BY K.D. OWEN C.E. SEPT 1909.

RECITES SA CONV Q 85 P 96-99.

TOGETHER WITH ALL RIGHT, TITLE AND INT OF © IN AND TO SO MUCH OF MACOPIN AVE AS LIES IN FRONT OF SD PREM, TO CENTER L THEREOF.

SUB TO ALL ENCUMBRANCES.

F 38

MAP 3 BLOCK B LOT 9

APPLICATION NO.
SOLA-
AMES & CRANE

EXAMINED

RECORD OF INSTRUMENT

DECREE
NOV 12 1932

CK BEFORE-
TH MAS B HEALY
S.P. MCC

HAB: UNTO HEIRS,
SUCCRS., EXRS., ADMRS., AND ASSIGNS FOREVER.

T. 39 4-27 10M

DEED Block No.

Date of Deed JAN 21 1933 19 Liber. Q 85 pa. 96-99

Date of Sale JAN 10 1933 19 Ack'd or Proved JAN 30 1933 19

Cons. $ 100 Conf'd JAN 21 1933 19 Recorded FEB 2 1933 19

Grantor
LOUIS E. BATCHELOR

Sh'ff M. C. C.

Court CHY

Writ of FI FA

Date of Writ NOV 18 1932

Book Z 16 of Executions, pa. 636

CHARLES B. PRESCOTT
COMPLT

ANNIE L. CLAWSON,-NOW ANNIE
L.ROGERS-
MERTON L. ROGERS, HER HUS
KATHARINA HELWKE
STATE OF NEW JERSEY
ALFRED B. STRICKLER,
ARTHUR E.PAINTER
DEFTS

[OVER]

MONTCLAIR

Premises

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE-----AND TO -----HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT PT IN N L MACOPIN AV DIS ELY ALG SD L 490 FT FR E L VALLEY RD, SD PT BEING SE COR LD NOW OR FMLY K.G. OWEN
TH ALG SD N L MACOPIN AV S 45° 46'E 33.03 FT
TH STILL ALG SD N L ON CURVE TO THE N WITH RAD OF 541.65 FT DIS OF 29.40 FT WHICH IS STRAIGHT L WOULD RUN S 47° 19'E 29.39 FT
TH THRU LD OF @ N 41° 8'E 163.66 FT
TH STILL THRU SD LD N 53° 21'W 53.76 FT TO E L SD LD NOW OR FMLY K.D.OWEN
TH ALG SD E L S 44° 14'W 162.12 FT

[OVER]

CHARLES B PRESCOTT
GRANTEE

BEING ELY 10 FT LOT 8 & WLY 52.43 FT LOT 9 ON SD N SIDE OF SD MACOPIN AV AS SHOWN ON "MA
LOS BLG TO TRI STATE REALTY ASSN, IN MONT, MD BY K D OWEN, SEPT 1909
RECITES R 62 477 478
SUB TO RESTRS IN DEED B 60 2-4
1ST PL-
UNT SD COMPLT SUM $6783.63 PRIN & INT SEC BY CERT 1RO MTG S GIVEN BY MONROE S. CLAWSON
& ANNIE L. HIS WF TO UPPER MONTCLAIR B & L JAN 3 1928 & OCT 7 1925 ASSND BY UPPER
MONT B & L TO CHAS B. PRESCOTT, BY ASSMT JUNE 22 1931 TOGETHER WITH INT THEREON FR
NOV 3 1932
COSTS SD COMPLT $275.33

Whereas I, the said as such sheriff as aforesaid, did, in due form of Law, advertise the said Lot of Land and premises to be sold under and by virtue of the said writ of Fieri Facias, at public vendue, to be held at the Court House, in the City of Newark, on , the day of A. D. and at o'clock in the afternoon of that day. By public advertisement signed by myself, and set up at five or more public places in the said County of Essex, one of which was in the ward where said real estate is situated, of the time and place appointed for such sale, for at least four weeks preceding the time appointed for said sale, and publishing the same in the and two of the newspapers printed and published in the said County, where the lands above described are situated, the same being designated for the publication of the Laws of this state, and circulating in the neighborhood of said real estate, for at least once a week during four Consecutive Calendar Weeks, the last publication within seven days next preceding the time so appointed for selling the same, one of which said newspapers to wit: is printed and published at Newark, the County Seat of said County, at which time and place I did accordingly offer and expose the said lot of land and premises for sale at public vendue under and by virtue of the said writ of Fieri Facias.

C 7 WTTY 3139

APPLICATION No.

EXAMINED

RECORD OF INSTRUMENT

DEED Block No. MAP 3 BLOCK 13 LOT 9

Date of Deed 19 Liber pa.

Cons. $ 1 Ack'd DEC 15 19 19 Recorded DEC 19 19

Grantors

ANNIE ARMSTRONG
WIDOW

$5 STAMP

Grantees

MONROE S CLAWSON

Premises

TOWN MONT

B AT PT IN N L MACOPIN AV DIST E ALG SD L 490 FT FR E L VALLEY RD SD PT BG SE COR LD OF K.D.OWEN
TH ALG SD N L MACOPIN AV S 45°46' E 33.03 FT
STILL ALG SD N L ON A CURVE TO N WITH A RAD OF 541.65 FT A DIST OF 29.40 FT WHICH IN A STRT L WOULD RUN S 47°19' E 29.39 FT
THRU LD OF N 41°8' E 168.66 FT
STILL THRU SD LD N 53°21' W 53.76 FT TO E L OF SD LD OF K.D.OWEN
ALG SD E L S 44°14' W 162.12 FT TO B
BE SA DIMENSIONS ±
BG E 10 FT OF LOT NO 8 AND W 52.43 FT OF LOT NO 9 AND ON SD NLY S OF SD MACOPIN AV AS SHOWN ON MAP OF LD BLG TO THE TRI-STATE REALTY ASSOCIATION SIT IN TOWN OF MONT. N.J. MADE BY K.D.OWEN.C.E. SEPT 1909 OCER

RECITES SA B 60 2 4

SUB RESTRS CONTAINED IN ABV DEED

SUB MTG $3000 WHICH @ HEREBY ASSUMES AS PD CONS FOR SD DEED

11

22 E WTTY

MAP 3 BLOCK B LOT 9 ✓

APPLICATION No.

EXAMINED

RECORD OF INSTRUMENT

STAMPS
$ 1.50

DEED Block No.

Date of Deed DEC 4/17 191 Liber pa.

Cons. $ 1 Ack'd DEC 5/17 191 Recorded JAN 9/17 191

Grantors

JENNIE BOLWELL, UNMARRIED

Grantees

ANNIE ARMSTRONG

Premises

TOWN OF MONTCLAIR

B AT PT IN N L OF MACOPIN AV DIST E ALG SD L 490 FT FR E L OF VALLEY RD SD PT BEING SE COR OF LD OF K, D, OWEN
TH ALG SD N L OF MACOPIN AV S 45°46' E 33 3/100 FT
TH STILL ALG SD N L ON CURVE TO N WITH RAD OF 541 65/100 FT A DIST OF 29 40/100 FT WHICH IN STRAIGHT L WOULD RUN S 47°19' E 29 39/100 FT
TH THRO LD OF @ N 41°8' E 168 66/100 FT
TH STILL THRO SD LD N 53°21' W 53 76/100 FT TO E L OF SD LD OF K, D, OWEN
TH ALG SDE L S 44°14' W 162 12/100 FT TO B

OVER

BEING ELY 10 FT OF LOT NO 8 & WLY 52 43/100 FT OF LOT NO 9, ON SD MACOPIN AV AS SHOWN ON MAP OF LD BLG TO TRI-STATE REALTY ASSO SITD IN TOWN OF MONTCLAIR N.J. MADE BY K. D. OWEN . C. E. SEPT 1909L SUB TO RESTRICTIONS THAT SD PREM SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY & THAT THERE SHALL BE BUILT THEREON ONLY ONE SINGLE FAMILY DWELLING TO COST NOT LESS THAN $4500 WHEN ERECTD, THE FRONT FOUNDATION WALL OF SD DWELLING TO BE LOCATED 35 FT BACK FR N L OF MACOPIN AV, SUITABLE OR NECESSARY OUT-BUILDINGS TO BE BUILT ON SD LOT TO BE LOCATED AT LEAST 100 FT BACK FR THE ST, L, SUB TO MTG OF $4000

10M 6-10

S 27 WEST

DEED Block No.

Date of Deed AUG 12\10 191 Liber pa. 3-B-9

Cons. $ 1, Ack'd AUG 15\10 191 Recorded AUG 16\10 191

Grantors

TRI_STATE REALTY ASSO
A CORP

Grantees

JENNIE BOLWELL

Premises TOWN MONT

B AT A PT IN N LINE OF MACOPIN AV DIST MEASURING E ALG SD LINE 490 FT FR E LINE XXXXXX VALLEY RD SD PT BG SE COR LD OF K D OWEN TH ALG SD N LINE MACOPIN AV S 45° 46' E 33 3\100 FT

TH STILL ALG SD N LINE ON A CURVE TO THE N WITH A RADIUS OF 541 65\100 FT A DIST OF 29 40\100 FT WHICH IN A STRAIGHT LINE WOULD RUN S 47° 19' E 29 39\100 FT

TH THROUGH LD OF N 41°8' E 168 66\100 FT

TH STILL THROUGH SD LD N 53° 21' W 53 76\100 FT TO E LINE SD LD OF K,D, OWEN

TH ALG SD E LINE S 44° 14' W 162 12\100 FT TO B

BG E 10 FT OF LOT 8 & W 52 FT 43\100 FT OF LOT 9 ON SD N SIDE OF SD MACOPIN AV AS SHOWN

BAKER PRINTING CO., NEWARK.

ON "MAP OF LD BLG TO THE TRI-STATE REALTY ASSO SITUATED IN THE TOWN OF MONT
ESSEX CO N,J, MADE BY K D OWEN C,E, SEPT 1909
SUB RESTRS THAT SD ℔ PREM SHALL BE USED FOR RESIDENTIAL PURPOSES
ONLY & THAT THERE SHALL BE BUILT THEREON ONLY ONE SINGLE FAMILY DWLG TO
COST NOT LESS THAN $4500 WHEN ERECTED THE FRONT FOUNDATION WALL OF SD DWLG TO
BE LOCATED 35FT BACK FR THE N LINE OF MACOPIN AV SUITABLE OR NECESSARY OUTBLDGS TO
BE BUILT ON SD LOT TO BE LOCATED AT LEAST 100 FT BACK FR ST LINE

Bennett 250 Bellevue Ave

Intel

ASSESSOR'S OFFICE
RECEIVED
OCT 15 1969

BOOK 4321 PAGE 1088

103—DEED - BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. IRT

COPYRIGHT© 1965 BY ALL-STATE OFFICE SUPPLY CO. 49 EDISON PLACE, NEWARK, N. J. 07102

31350

This Indenture,

RECEIVED & RECORDED
REGISTER'S OFFICE
ESSEX COUNTY, N.J.
SEP 17 11 12 AM '69

Made the 18th day of August 19 69,

Between

DAVID K. MERINEY AND ELLEN B. MERINEY, his wife,

residing at #4 Duryea Road in the Town of Montclair in the County of Essex and State of New Jersey herein designated as the Grantors,

And

CHARLES G. CHAMBERLAIN AND EVELYN R. CHAMBERLAIN, his wife,

DEPUTY REGISTER

COUNTY OF ESSEX
CONSIDERATION $31,500
REALTY TRANSFER FEE $31.50
DATE BY

about to be residing or located at #25 Macopin Avenue in the Town of Montclair in the County of Essex and State of New Jersey herein designated as the Grantees;

Witnesseth, that the Grantors, for and in consideration of $31,500.00, being the entire compensation paid for the within realty

lawful money of the United States of America, to the Grantors 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 Grantors being therewith fully satisfied, do 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 Town of Montclair in the County of Essex and State of New Jersey, more particularly described as follows:

BEGINNING at a point in the northerly side of Macopin Avenue distant easterly along the same 552.42 feet from its intersection with the easterly side of Valley Road, said point being the southeast corner of Lot #9 on Map of Land belonging to the Tri-State Realty Association, situated in Montclair, N.J., made by K. D. Owen, October 1913; thence (1) along said northerly side of Macopin Avenue on a curve, the chord of which runs south 63 degrees 12 minutes east a distance of 62.39 feet measured on the chord to the west line of Lot #11 on said map; thence (2) along said last mentioned line north 32 degrees 32 minutes east 164.02 feet to the rear line of lots shown on said map; thence (3) along said last mentioned line north 53 degrees 21 minutes west 38.04 feet to the easterly line of lot #9 on said map; thence (4) along said last mentioned line south 41 degrees 03 minutes west 163.91 feet to Macopin Avenue at the point and place of BEGINNING.

BEING premises also known as #25 Macopin Avenue, Montclair, N.J.

25 Macopin Ave

MAP 3 BLOCK B LOT 10

DESCRIPTION in accordance with survey made by George C. Pranis, Surveyor, dated July 31, 1947.

BEING the same premises conveyed to the Grantors herein by deed from SAMUEL F. MELCHER, JR. AND CAROLYN K. MELCHER, his wife, dated June 24, 1968 and recorded in the Essex County Register's Office July 2, 1968 in Deed Book 4278, page 243.

Ferguson 484 Blfd Ave Mtcl

ASSESSOR'S OFFICE
RECEIVED
JUL 21 1968
Per

919—Deed—Bargain and Sale—(Cov. Against Grantor). Individual or Corporation.

JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS 80 EXCHANGE PLACE AT BROADWAY, NEW YORK

13277

This Indenture,

Made the 24th *day of* June *, in the year of our Lord One Thousand Nine Hundred and* Sixty-Eight

Between

Samuel F. Melcher, Jr. and Carolyn K. Melcher, his wife,

residing at 25 Macopin Avenue,

in the Town *of* Montclair *County of* Essex *and State of* New Jersey *party of the first part;*

And

David K. Meriney and ELLEN B. MERINEY, his wife

about to reside at 25 Macopin Avenue

in the Town *of* Montclair *County of* Essex *and State of* New Jersey *party of the second part;*

RECEIVED & RECORDED
REGISTER'S OFFICE
ESSEX COUNTY, N.J.
JUL 2 11 50 AM '68
Mildred A. Williams
REGISTER

Witnesseth, *That the said party of the first part, for and in consideration of* Twenty-Eight Thousand Five Hundred ($28,500.00) Dollars - - - - - - - - *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, ha* ve *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

tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the Town *of* Montclair *County of* Essex *and State of* New Jersey:

BEGINNING at a point in the northerly side of Macopin Avenue distant easterly along the same 552.42 feet from its intersection with easterly side of Valley Road, said point being the southeast corner of lot No. 9 on map of land belonging to the Tri-State Realty Association, situated in Montclair, made by K. D. Owen, October 1913; thence along said northerly side of Macopin Avenue on a curve, the chord of which runs south 63 degrees 12 minutes east a distance of 62.39 feet measured on the chord, to the west line of lot No. 11 on said map; thence along the said last mentioned line north 32 degrees 32 minutes east 164.02 feet to the rear line of lots shown on said map; thence along said last mentioned line north 53 degrees 21 minutes west 38.04 feet to the easterly line of lot No. 9 on said map; thence along said last mentioned line south 41 degrees 3 minutes west 163.91 feet to Macopin Avenue at the beginning.

BEING Lot No. 10 on the aforesaid map.

SUBJECT to covenants and restrictions of record, if any.

BEING the same premises conveyed to the party of the first part herein by Floyd S. Hathaway and Mary S. Hathaway, his wife, by deed dated October 7, 1957 and recorded in the Register's Office of Essex County on October 10, 1957 in book 3520 of deeds on page 225.

2321826
25 Macopin ave

MAP 3 BLOCK 03 LOT 10

ASSESSOR'S OFFICE
RECEIVED
OCT 25 1957
Per

103—N. J. DEED—BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. B G Y ALL-STATE OFFICE SUPPLY CO. 502 HIGH ST. NEWARK 2, N. J.

RECEIVED RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J.
OCT 10 1 23 PM '57
Arthur W. Magnus REGISTER
BOOK 3520 PAGE 225

This Indenture,

Made the 7th *day of* October *, in the year of our Lord One Thousand Nine Hundred and* Fifty-seven.

Between FLOYD S. HATHAWAY and MARY S. HATHAWAY, his wife, residing at #25 Macopin Avenue,

~~residing at~~ *in the* Town *of* Montclair, *in the County of* Essex *and State of* New Jersey, *party of the first part;*

And SAMUEL F. MELCHER, JR., and CAROLYN K. MELCHER, his wife, residing at #72 Briar Wood Terrace,

in the Township *of* Cedar Grove, *in the County of* Essex *and State of* New Jersey, *party of the second part:*

Witnesseth, *that the said party of the first part, for and in consideration of* the sum of ONE 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, ha* vegiven, *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* Town *of* Montclair, *in the County of* Essex *and State of* New Jersey, bounded and described as follows:-

BEGINNING at a point in the Northerly side of Macopin Avenue distant Easterly along the same 552.42 feet from its intersection with Easterly side of Valley Road, said point being the Southeast corner of lot No. 9 on map of land belonging to the Tri-State Realty Association, situated in Montclair, made by K. D. Owen, October 1913; thence along said Northerly side of Macopin Avenue on a curve, the chord of which runs South 63 degrees 12 minutes East a distance of 62.39 feet measured on the chord, to the West line of lot No. 11 on said map; thence along the said last mentioned line North 32 degrees 32 minutes East 164.02 feet to the rear line of lots shown on said map; thence along said last mentioned line North 53 degrees 21 minutes West 38.04 feet to the Easterly line of lot No. 9 on said map; thence along said last mentioned line South 41 degrees 3 minutes West 163.91 feet to Macopin Avenue at the BEGINNING.

BEING Lot No. 10 on the aforesaid map.

R.S. $22.55

445959
25 Macopin Ave
8400

MAP 3 BLOCK 13 LOT 10

BEING premises known as #25 Macopin Avenue, Montclair, New Jersey.

BEING part of the same premises conveyed to Floyd S. Hathaway and Mary S. Hathaway, his wife, by Delpha B. De Poy, widow, by Deed bearing date February 2nd 1953, which said Deed was recorded in the Register's Office of Essex County on February 3rd 1953 in Book 3107, page 10.

SUBJECT to such state of facts as are shown on survey made by George C. Pranis, dated July 31st 1947.

Lot-10 - 25 Macopin Ave - 8400
" 11 - " " - 900

MAP 3 BLOCK B LOT 10 11

#31 AON

ESSEX COUNTY REGISTER'S OFFICE

.....W.....**DEED**

By DELPHA B DE POY WIDOW
25 MACOPIN AVE MONTCLAIR

To FLOYD S HATHAWAY & MARY S WIFE
138 BUCKINGHAM ROAD MONTCLAIR

Block ..... **Lot** .....

Dated 2-2-53 **Ack** 2-2-53

Rec. 2-3-53 **Book** 3107 10

Returned to: John Ferguson
484 Bloomfield Ave Montcl

Stamps $20.35 **Cons.** $18,250.

Liens ---

ASSESSOR'S OFFICE RECEIVED FEB 14 1953 Per

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

Lot 1 B at a pt in the N sd of Macopin Ave dist E alg same 552.42 ft from its inter with E sd of Valley Road sd pt being the S E cor of lot # 9 on Map of land belonging to the Tri-State Realty Assn situated in Montclair made by K D Owen Oct 1913

TH alg sd N sd of Macopin Ave on a curve the chord of which runs S 53° 12' E a dist of 62.39 ft meas on the chord to the W l of lot #11 on sd Map

TH alg the sd last ment l N 32° 32' E 164.02 ft to the rear l of lots shown on sd Map

TH alg sd last ment l N 53° 21' W 38.04 ft to the E l of lot #9 on sd Map

TH alg sd last ment l S 41° 3' W 163.91 ft to Macopin Ave at the B

Being lot #10 on aforesd Map

Lot 2 B at a pt on the N sd of Macopin Ave at the S W cor of lot #12 on Map belonging to Tri-State Realty Assn K D Owen Survy Oct 1913 which pt is dist meas alg the N sd of Macopin Ave in a W dir 62.43 ft from its inter with the W sd of Patton Pl

TH alg N sd of Macopin Ave on a curve to the N the chord of which runs N 59° 52' W 62.43 ft to the S E cor of lot #10 on the sd map heretofore conveyed to Montclair Realty & Const Co
TH N 32° 32' E alg the E sd of lot #10 164.02 ft to the N l of lands of Tri-State Realty Assn
TH alg the same S 53° 21' E 43.92 ft to the N W cor of sd lot #12
TH alg the W sd of the same S 25° 51' W 159.33 ft to Macopin Ave and pl of B
Being lot #11 on aforesd Map
Known as 25 Macopin Ave Montcl
RECITE S A T-110 53 First Tract & T-110 51 Second Tract
Thomas E DePoy died Jan 1st 1952

#61 LG

ESSEX COUNTY REGISTER'S OFFICE

Dup.

MAP 3 BLOCK B LOT 10

25 Macopin 7600

W DEED

By DAISY F. GILCHREST, IDA C. GILCHREST
AND
LELAND E. GILCHREST, ALL SINGLE

MTCLR

To THOMAS E. DE POY, DELPHA B. WF.

BRKLYN, N Y

Block ..... Lot .....

Dated 7-29-47 Ack 7-29-47

Rec 9-4-47 Book .....

Returned to: Dominick Marconi
242 Paterson Av.
East Rutherford

Stamps $16.50 Cons. $1.

Liens none

ASSESSOR'S OFFICE RECEIVED SEP 22 1947 Per.

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B at pt in N si of Macopin Av dis E alg the sa 552.42 ft fr its inter with E si of Valley Rd sd pt bg the SE cor of lot #9 on map of land belg to Tri-State Realty Ass'n. situated in Mtclr, N. J. by K. D. Owen, Oct. 1913;

Th alg sd N si of Macopin Av on a curve, the chord of which runs S 53 deg 12 min E a dist of 62.39 ft meas on chord to W l of lot #11 on sd map;
Th alg sd l/m l N 32 deg 32 min E 164.02 ft to r/l of lots shown on sd map;
Th alg sd l/m l N 53 deg 21 min W 38.04 ft to E l of lot #9 on sd map;
Th alg sd l/m l S 41 deg 3 min W 163.91ft to Macopin Av at B.

B lot #10 on afsd map.

RECITES: SA: H 57-382

Sd Emerson Gilchrest died intestate Dec. 15, 1916, a widower, leaving him surv. sd 3 parties of first part as his only heirs at law.

C 29 WTTY

3 B 10

APPLICATION NO.
EXAMINED

RECORD OF INSTRUMENT

$3.50

Checked by H.F.S.

DEED ..... Block ..... No. .....

Date of Deed ..... MAY 5/16 ..... 191 ..... Liber ..... pa. .....

Cons. $ ..... 1 ..... Ack'd ..... MAY 5/16 ..... 191 ..... Recorded ..... MAY 6/16 ..... 191 .....

Grantors

MONTCLAIR REALTY AND CONSTRUCTION COMPANY

A CORP, N. J.

Grantees

EMERSON GILCHREST

Premises

TOWN MONT

B AT PT IN N S OF MACOPIN AV E ALG SA 552 42/100 FT FR ITS INTERSECT WITH E S OF VALLEY RD, SD PT BG SE COR OF LOT NO 9 ON MAP OF LD BLG TO THE TRI-STATE REALTY ASSOCIATION SIT IN MONTCLAIR, N.J. MADE BY K D OWEN, OCT 1913

TH ALG SD N S OF MACOPIN AV ON A CURVE, THE CHORD OF WHICH RUNS S 53°12'E A DIST OF 62 39/100 FT MEASURED ON THE CHORD, TO THE W L OF LOT NO 11 ON SD MAP

ALG SD LAST MENTD L N 32°32'E 164 2/100 FT TO REAR L OF LOTS SHOWN ON SD MAP

ALG SD LAST MENTD L N 53°21'W 38 4/100 FT TO E L OF LOT NO 9 ON SD MAP

ALG SD LAST MENTD L S 41°3'W 163 91/100 FT TO MACOPIN AV AT THE B

BG LOT NO 10 ON AFSD MAP

OVER

TOGETHER WITH ALL RIGHT, TITLE & INT OF ⊕ IN & TO SO MUCH OF
MACOPIN AV AS LIES IN FRONT OF SD PREM TO THE CENTER L THF
RECITES BG 1ST TRACT CONVD BY A 55 457
SUB RESTRS IN SD DEED
SUB MTG $5000 NOW THEREON WHICH ⊕ HEREBY ASSUMES

EXAMINED
APPLICATION NO.
RECORD OF INSTRUMENT NO.

20 J WTTY

Engineer or Benson

3-B-10 ✓ and 21-H-37-✓

O.K. [illegible]

7-14-12M.

APPLICATION No.
EXAMINED
RECORD OF INSTRUMENT

DEED Block No.

Date of Deed NOV 16 1914 191 Liber pa.

Cons. $ 1, Ack'd NOV 16 1914 191 Recorded NOV 17 1914 191

O.K. [illegible]

Look up Frontage & Backage.

Mtg. V-28-523
Deed R-29-312

Grantors

TRI-STATE REALTY ASSOCIATION.
A CORP.

Premises

TOWN OF MONT

~~1ST TRACT~~

B AT A PT IN THE N S OF MACOPIN AV DIST E ALG SA 552 42/100 FT FR E S OF VALLEY ROAD, SD PT BG THE SE COR OF LOT NO 9 ON MAP OF LD BLG TO THE ① MADE BY K,D,OWEN OCT 1913

TH ALG THE N S OF MACOPIN AV ON A CURVE ,THE CHORD OF WHICH RUNS S 53° 12' E A DIST OF 62 39/100 FT MEASURED ON THE CHORD TO W LINE OF LOT NO 11 ON SD MAP

Frontage? O.K. with Owen's Map.

TH ALG LAST MENTD LINE N 32° 32' E 164 2/100 FT TO REAR LINE OF LOTS SHOWN ON SD MAP

TH ALG LAST MENTD LINE N 53° 21' W 38 4/100 FT TO E LINE OF LOT NO 9 ON SD MAP

Rear Width? O.K. with Owen's Map.

TH ALG LAST MENTD LINE S 41° 3' W 163 90/100 FT TO MACOPIN AV & PL OF B.

BG LOT NO 10 ON SD MAP

agree with Mtg. A 33-74

TOGETHER WITH ALL RIGHT TITLE & INT OF ① IN & TO SO MUCH OF MACOPIN AV AS LIES IN FRONT SD PREM, TO CENTRE LINE THF.

OVER

Grantees

MONTCLAIR REALTY AND
XXXXX CONSTRUCTION COMPANY.

Checked by [illegible]

BAKER PRINTING CO., NEWARK

SUB TO MTG FOR $1000. A 33 74.
SUB TO RESTRS THAT NO BLDGS SHALL BE BUILT ON THE SD LOT OTHER THAN A SINGLE FAMILY DWLG HOUSE WITH A PRIVATE GARAGE, THE DWLG HOUSE TO COST NOT LESS THAN $5000. & THE FRONT FOUNDATION WALL THF TO BE AT LEAST 30 FT BACK FR THE N S OF MACOPIN AV & THE FRONT OF THE GARAGE, IF BUILT TO BE AT LEAST 100 FT FR THE N S OF MACOPIN AV.

2ND TRACT

B AT APT IN THE S S OF BROOKFIELD ROAD DIST W 68.13/100 FT FR THE MOST NLY COR OF LD FMLY OF SANDEE, ABT TO BE CONVD TO ATKINSON
TH ALG S S OF BROOKFIELD ROAD N 56° 6' W 50 FT TO CARNES
TH ALG SD LAST MENTD LINE S 40° 51' W 132.18/100 FT TO STOUT
TH ALG LAST MENTD LINE S 54° 11' E 20.19/100 FT
TH STILL ALG LAST MENTD LINE S 49° 9' E 29.80/100 FT ± TO SD PROP ABT TO BE CONVD TO ATKINSON
TH N 40° 51' E 135 FT ± TO S S OF BROOKFIELD ROAD AT THE PL OF B.

21.H.37

O.K. Cancel.

TOGETHER WITH ALL RIGHT TITLE & INT OF ⓓ IN & TO SO MUCH OF BROOKFIELD ROAD AS LIES IN FRONT OF SD PREM TO THE CENTRE LINE THF.

Checked by

SUB TO RESTRS CONTAINED IN MTG REC IN V 28 523
SUB TO MTG $750. REC IN V 28 523 & RE REC IN R 29 312.

ASSESSOR'S OFFICE
RECEIVED
OCT 17 1958

919—Deed—Bargain and Se[illegible]v. Against Grantor). Individua[illegible]poration.

JULIUS BLU[illegible], INC., LAW BLANK PUBLISHERS
80 EXCHAN[illegible]CE AT BROADWAY, NEW YORK

This Indenture,

Made the 17th *day of* September *, in the year of our Lord One Thousand Nine Hundred and* Fifty-eight

Between HARRY E. BOWDEN and THEODORA BOWDEN, his wife, and MICHAEL A. SCHIAVO and VIVIAN SCHIAVO, his wife

RECEIVED
REGISTERED
ESSEX
SEP 19 11 45 AM '58
RECORDED
OFFICE
COUNTY, N.J.
REGISTERED

in the Township *of* Cedar Grove *County of* Essex *and State of* New Jersey *party of the first part;*

And "GROVE-BELBER CORPORATION," a corporation of New Jersey

in the *of* *County of* *and State of* New Jersey *party 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) 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, ha* ve *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* its successors *and assigns, forever,*

All that *tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the* Town *of* Montclair *County of* Essex *and State of* New Jersey.

BEGINNING at a point on the Northerly side of Macopin Avenue at the Southwest corner of lot No. 12 on the Map of land belonging to the Tri-State Realty Association, K. D. Owen, Surveyor, October, 1913, which point is distant measured along the Northerly side of Macopin Avenue in a Westerly direction 62.43 feet from its intersection with the Westerly side of Patton Place; running thence along the Northerly side of Macopin Avenue, on a curve to the North the chord of which runs North 59 degrees 52 minutes West 62.43 feet to the Southeast corner of lot No. 10 on the said map heretofore conveyed to the Montclair Realty and Construction Company; thence North 32 degrees 32 minutes East along the Easterly side of lot No. 10, 164.02 feet to the Northerly line of lands of Tri-State Realty Association; thence along the same South 53 degrees 21 minutes East 43.92 feet to the Northwest corner of said lot No. 12; thence along the Westerly side of

R.S. 26.95

Becher etc J C

the same South 25 degrees 51 minutes West 159.33 feet to Macopin Avenue at the point or place of BEGINNING.

BEING lot No. 11 on the aforesaid map.

BEING the same premises conveyed to Harry E. Bowden and Michael A. Schiavo, two of the parties of the first part herein, by Deed of Floyd S. Hathaway and Mary S. Hathaway, his wife, bearing date October 7th, 1957, which said deed was recorded in the Essex County Register's Office on October 10th 1957 in Book 3520, page 228.

ASSESSOR'S OFFICE
RECEIVED
OCT 25 1957
Rec

103—N. J. DEED—BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. B G Y ALL-STATE OFFICE SUPPLY CO. 502 HIGH ST., NEWARK 2, N. J.

BOOK 3520 PAGE 228

This Indenture,

Made the 7th *day of* October *, in the year of our Lord One Thousand Nine Hundred and* Fifty-seven.

Between FLOYD S. HATHAWAY and MARY S. HATHAWAY, his wife,

residing at #25 Macopin Avenue, *in the* Town of Montclair, *and State of* New Jersey, *in the County of* Essex *party of the first part;*

And HARRY E. BOWDEN et al.

AND MICHAEL A. SCHIAVO

RECORDED IN THE COUNTY CLERK'S OFFICE ESSEX CO., N.J. OCT 1 23 PM '57 Clara M. Prange REGISTER

of *the* Town of Belleville, *and State of* New Jersey, *in the County of* Essex *party of the second part:*

Witnesseth, *that the said party of the first part, for and in consideration of* the sum of ONE 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* Town of Montclair, *in the County of* Essex *and State of* New Jersey, bounded and described as follows:-

BEGINNING at a point on the Northerly side of Macopin Avenue at the Southwest corner of lot No. 12 on the Map of land belonging to the Tri-State Realty Association, K. D. Owen, Surveyor, October, 1913, which point is distant measured along the Northerly side of Macopin Avenue in a Westerly direction 62.43 feet from its intersection with the Westerly side of Patton Place; running thence along the Northerly side of Macopin Avenue, on a curve to the North the chord of which runs North 59 degrees 52 minutes West 62.43 feet to the Southeast corner of lot No. 10 on the said map heretofore conveyed to the Montclair Realty and Construction Company; thence North 32 degrees 32 minutes East along the Easterly side of lot No. 10, 164.02 feet to the Northerly line of lands of Tri-State Realty Association; thence along the same South 53 degrees 21 minutes East 43.92 feet to the Northwest corner of said lot No. 12; thence along the Westerly side of the same South 25 degrees 51 minutes West 159.33 feet to Macopin Avenue at the point or place of BEGINNING.

R.S. $3.85

445958
Macopin Ave
900

MAP 3 BLOCK B LOT 11

BEING lot No. 11 on the aforesaid map.

BEING part of the premises conveyed to Floyd S. Hathaway and Mary S. Hathaway, his wife, by Delpha B. De Poy, widow, by Deed bearing date February 2nd 1953, which said Deed was recorded in the Register's Office of Essex County on February 3rd 1953 in Book 3107, page 10.

MAP 3 BLOCK B LOT 11

2-2-53

Delpha B De Poy
to
Floyd S Hathaway & wl.

See

MAP 3 BLOCK B LOT 10.

#60 LG

ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK B LOT 11

Macopin Ave 1400

W DEED

By LELAND E. GILCHREST, SINGLE

MTCLR

To THOMAS E. DE POY, DELPHA B. WF.

BKLYN, N Y

Block ..... Lot .....

Dated 7-29-47 Ack 7-29-47

Rec 9-4-47 Book .....

Returned to: Dominick Marconi
242 Paterson
East Rutherford

Stamps $3.30 Cons. $1.

Liens NONE

ASSESSOR'S OFFICE RECEIVED SEP 22 1947 RECORDED Per

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B at pt on N si of Macopin Av at SW cor of lot #12 on Map of land belg to the Tri-State Realty Ass'n. K. D. Owen, Sur. Oct. 1913, wh pt is dis meas alg the N si of Macopin Av in a W direc 62.43 ft fr its inter with W si of Patton Pl.

Th alg the N si of Macopin Av on a curve to N the chord of which runs N 59 deg 52 min W 62.43 ft to SE cor of lot No. 10 on sd map hrtf con to Montclair Realty and Construction Co.

Th N 32 deg 32 min E alg the E si of lot No. 10 164.02 ft to N l of lands of Tri-State Realty Ass'n.

Th alg the sa S 53 deg 21 min E 43.92 ft to NW cor of sd lot #12;

Th alg the W si of sa S 25 deg 51 min W 159.33 ft to Macopin Av at pt or pl of B.

Lot #11 on afsd map.

RECITES: SA: K 73-182.

B 75 WTTY

MAP 3 BLOCK B LOT 11

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO ..... AND ..... HEIRS.

SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

T. 29 1-25 50M

DEED BLOCK NO.

DATE OF DEED OCT 22/25 19 LIBER PA.

CONS. $ 1 ACK'D OCT 22/25 19 RECORDED NOV 2/25 19

GRANTORS

ALICE C PAINTER WF OF
THOMAS A PAINTER AND
THOMAS A PAINTER, HER hus

$3 STAMPS

GRANTEES

LELAND GILCHREST

PREMISES

TOWN OF MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE ..... AND TO ..... HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT A PT ON N S OF MACOPIN AV AT SW COR OF LOT NO 12 ON MAP OF LD BLG TO TRI STATE REALTY ASSOCIATION K D OWNE SUR OCT 1913 WHICH PT IS DIST ALG N S OF MACOPIN A W 62.43 FT FR ITS INTER WITH W S OF PATTON PL

TH ALG N S OF MACOPIN AB ON A CURVE TO N CHORD OF WHICH RUNS N 59° 52' W 62.43 FT TO SE COR OF LOT NO 10 ON SD MAP HEREAFTED COVD TO MONTCLAIR EALTY AND CONSTRUCTION CO

THN 32° 32' E ALG E S OF LOT 10 164.02 FT TO N L OF LD OF TRI STATE REALTY ASSOCIATION

TH ALG SA S 53° 21' E 43.92 FT TO NW COR OF SD LOT NO 12

OVER

TH ALG W S OF SA S 25° 51' E 159.33 FT TO MACOPIN AV AT PT OR PL & B
BG LOT 11 ON SD MAP

RECITES SA R 71 222
SUB TO ZON ORD OF TOWN OF MONT SUB TO RSTR OF REC
TOGETHER WITH ALL RIGHT TITLE AND INTEREST OF @ IN AND TO SO MUCH OF
MACOPIN AV AS LIES IN FRONT OF SD PREM TO CENTER L THEREOF

W 18 B & S

3 B 11 12

MAP 3 BLOCK B LOT B

11 12

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

T 19 7-23 85M

DEED Block No.

Date of Deed JAN 13/25 19 Liber pa.

Cons. $ 1 Ack'd JAN 13/25 19 Recorded JAN 14/25 19

Grantors

SOPHIE M KUGEL, SINGLE

NO STAMPS

Grantees

ALICE C PAINTER, W OF THOMAS A PAINTER

Premises

TOWN MONT

FIRST TR B AT PT IN N S OF MACOPIN AV DIST MEASURED E ALG SA 677.29 FT FR E S OF VALLEY RD SD B PT BG THE SE COR OF LOT 11 ON MAP OF LD BLG TO TRI-STATE REALTY ASSN SIT AT MONT MADE BY K D OWEN, SUR, OCT 1910

TH FURTHER ALG SD N S OF MACOBIN AV ON CURVE WITH RAD OF 536.40 FT 34.50 FT, THE CHORD OF WHICH BEARS S 65° 2' E & MEASURED 34.49 FT

TH ALG SD N S OF MACOPIN AV ON COURSE OF S 66° 53' E 27.93 FT

TH N ALG W L OF LOT 13 ON SD MAP N 23° 7' E 150 FT TO N L OF LD OF TRI-STATE REALTY ASSN

TH N 66° 53' W 12.13 FT

TH FURTHER N 53° 21' W 43.86 FT TO NE COR OF SD LOT 11

TH ALG E S OF LOT 11 S 25° 51' W 159.33 FT TO N S OF MACOPIN AV & B

OVER

SECOND TR B AT PT ON N S OF MACOPIN AV AT SW COR OF LOT 12 ON MAP OF BD BLG TO TRI-STATE REALTY ASSN K D OWEN, SUR, OCT 1913 WHICH PT IS DIST MEASURED ALG N S OF MACOPIN AV IN W DIR 62.43 FT FR ITS INTER WITH W S OF PATTON PL

TH ALG N S OF MACOPIN AV ON CURVE TO N CHORD OF WHICH RUNS N59° 52' W 62.43 FT TO SE COR OF LOT 10 ON SD MAP HERETOFORE CONVD TO MONTCLAIR REALTY & CONSTRUCTION

TH N 32° 32' E ALG E S OF LOT 10 164.02 FT TO N L OF LD OF TRI-STATE REALTY ASSN,

TH ALG SA S 53° 21' E 43.92 FT TO NW COR OF LOT 12

TH ALG W S OF SA S 25° 51' E 159.33 FT TO MACOPIN AV AT B

BG LOT-11 ON SD MAP

RECITES SA CONVD TO SOPHIA M KUGEL BY THOS A PAINTER BY DEED ETC

SUB TO ANY & ALL ENCUMBRANCES OF REC

Z 17 B & S

MAP 3 BLOCK B LOT 11/12

APPLICATION NO. T 19 7-23 85M

EXAMINED
RECORD OF INSTRUMENT

DEED Block No.

Date of Deed JAN 13/25 19 Liber pa.

Cons. $ 1 Ack'd JAN 13/25 19 Recorded JAN 14/25 19

Grantors

THOMAS A, PAINTER

NO STAMPS

Grantees

SOPHIA M, KUGEL

Premises

TOWN OF MONT

NO 1

B AT PT IN N S OF MACOPIN AV DIST MEASURED E ALG SA 677.29 FT FR E S OF VALLEY RD SD B PT BG SE COR OF LOT NO 11 ON MAP OF LD BLG TO TRI-STATE REALTY ASSN, SIT AT MONT, N J, MADE BY K, D, OWEN, SUR, OCT 1910

TH FURTHER ALG SD N S OF MACOPIN AV ON CURVE WITH RADIUS OF 536.40 FT, 34.50 FT CHORD OF WHICH CURVE BEARS S 65° 2' E & MEASURES 34.49 FT

TH STILL ALG SD N S OF MACOPIN AV ON COURSE OF S 66° 53' E 27.93 FT

TH N ALG W L OF LOT NO 13 ON SD MAP N 23° 7' E 150 FT TO N L OF LD OF TRI-STATE REALTY ASSN

TH N 66° 53' W 12.13 FT

TH FURTHER N 53° 21' W 43.86 FT TO NE COR OF SD LOT NO 11

TH ALG E S OF SD LOT NO 11 S 25° 51' W 159.33 FT TO N S OF MACOPIN AV & B

[OVER]

RECITES SA V-50 505

NO 2 B AT PT ON N S OF MACOPIN AV AT SW COR OF LOT NO 12 ON MAP OF LD BLG TO TRI-STATE REALTY ASSN, W. D. OWEN, SUR, OCT 1913 WHICH PT IS DIST MEASURED ALG N S OF MACOPIN AV IN W DIR, 62.43 FT FR ITS INTER WITH W S OF PATTON PL RUN

TH ALG N S OF MACOPIN AV ON CURVE TO N CHORD OF WHICH RUNS N 59° 52' W 62.43 FT TO SE COR OF LOT NO 10 ON SD MAP HERETOFORE CONVD TO MONT REALTY & CONSTRUCTION CO

TH N 32° 32' E ALG E S OF LOT NO 10 164.02 FT TO N L OF LD OF TRI-STATE REALTY ASSN

TH ALG SA S 53° 21' E 43.92 FT TO NW COR OF SD LOT NO 12

TH ALG W S OF SA S 25° 51' E 159.33 FT TO MACOPIN AV & B

BG LOT NO 11 ON SD MAP

RECITES SA R-61 301

SUB TO ANY & ALL ENCUMBRANCES OF RECD

3 E WTTY

3-B-11

MAP 2 BLOCK B LOT 11

APPLICATION No.

EXAMINED

RECORD OF INSTRUMENT

DEED Block No.

Date of Deed MAY 17/19 191 Liber pa.

Cons. $ 1 Ack'd MAY 17/19 191 Recorded MAY 22/19 191

Grantors

TRI-STATE REALTY ASSOCIATION
CORP N.J.

ACKD BEFORE
PHILIP GOODELL
M C C N J

STAMPS $1.00

Grantees

THOMAS A PAINTER
TOWN MONTC. AIR.

Premises

TOWN MONTCLAIR

R AT PT ON N S MACOPIN AVE AT SW COR OF LOT NO 12 ON MAP OF LD ALG TO TRI-STATE REALTY ASSN, K D OWEN SURV OCT 1913, WHICH PT IS DIST ALG N S MACOPIN AVE IN W DIR 62 43/100 FT FR ITS INTERSECT WITH W S OF PATTON PL
TH ALG N S MACOPIN AVE ON CURVE TO N CHORD OF WHICH RUNS N 59°52' W 62 43/100 FT TO SE COR OF LOT NO 10 ON SD MAP HERETOFORE CONVD TO MONTCLAIR REALTY & CONSTRUCTION CO
TH N 32°32' E ALG E S LOT NO 10, 164 2/100 FT TO N L LD ©
TH ALG SA S 53°21' E 43 92/100 FT TO NW COR OF SD LOT NO 12
TH ALG W S OF SA S 25°51' E 159 33/100 FT TO MACOPIN AVE AT R

OVER

O.K. (T)

T

BEING LOT NO 11 ON SD MAP

TOGETHER WITH ALL RIGHT, TITLE & INT OF THE @ IN & TO SO MUCH OF MACOPIN AVE AS LIES IN FRONT OF SD PREM TO CENTER L THF.

SUB TO MTG $1000 WHICH @ ASSUMES

SUB TO FURTHER RESTRS THAT NO BUILDINGS SHALL BE BUILT ON THE SD LOT OTHER THAN A SINGLE FAMILY DWELLG HOUSE, WITH A PRIVATE GARAGE . THE DWELLG HOUSE TO COST NOT LESS THAN $5500 & THE FRONT FOUNDATION WALL THF TO BE AT LEAST 30 FT BACK FR THE NLY S OF MACOPIN AVE & THE FRONT OF THE GARAGE IF BUILT TO BE AT LEAST 100 FT FR THE NLY S OF MACOPIN AVE

Keep until 3/ Park

BOOK 4346 PAGE 1106

103—DEED - BARGAIN AND SALE (COVENANT AGAINST GRANTOR) FS21 IND. TO IND. OR CORP. COPYRIGHT© 1965 BY ALL-STATE OFFICE SUPPLY CO. 49 EDISON PLACE, NEWARK, N. J. 07102

41869

This Deed, made the 26th day of June, 1970

Between THOMAS E. THAYER and BETTY B. THAYER, his wife

RECEIVED AND RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J. JUL 1 10 25 AM '70 Elvira E. White REGISTER

residing at 21 Macopin Avenue in the Town of Montclair in the County of Essex and State of New Jersey, herein designated as the Grantors,

And JOHN CERASO and JOANNE CERASO, his wife,

residing at 16 Elliot Road in the Borough of Harrington Park in the County of Bergen and State of New Jersey, herein designated as the Grantees;

COUNTY OF ESSEX NO. 25000 REALTY TRANSFER FEE $ 22.00 DATE BY

Witnesseth, that the Grantors, for and in consideration of THIRTY-EIGHT THOUSAND ($38,000.00) DOLLARS----------

lawful money of the United States of America, to the Grantors 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 Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and convey unto the Grantees forever,

All that certain tract or parcel of land and premises, situate, lying and being in the Town of Montclair in the County of Essex and State of New Jersey, more particularly described as follows:

BEGINNING at a point in the north side of Macopin Avenue distant measured east along same 677.29 feet from east side of Valley Road; said beginning point being the southeast corner of Lot No. 11 on Map of land belonging to Tri State Realty Association, situated at Montclair, made by K. D. Owen, October 1910; thence

(1) further along said north side of Macopin Avenue on a curve with a radius of 536.40 feet, 34.50 feet, the chord of which curve bears south 55 degrees 2 minutes east, and measures 34.49 feet; thence

(2) still along said north side of Macopin Avenue on a course south 66 degrees 53 minutes east 27.93 feet to Patton Place; thence

(3) north along the west line of Patton Place, north 23 degrees, 7 minutes east 150 feet to north line of land now or formerly of Alice C. Painter; thence

(4) north 66 degrees 53 minutes west 12.13 feet; thence

(5) north 53 degrees 21 minutes west 43.86 feet to the northeast corner of said Lot No. 11; thence

(6) along the east side of said Lot No. 11 south 25 degrees 51 minutes west 159.33 feet to the north side of Macopin Avenue and the point and place of BEGINNING.

BEING the same premises conveyed to Grantors by deed of Clyde M. Huber and Florence B. Huber, his wife, dated September 17, 1962 and recorded in the Essex County Register's Office on September 18, 1962 in Book 3892, page 91.

SUBJECT TO: (1) Zoning Ordinances; (2) Such facts as an accurate survey may disclose; (3) Restriction contained in Deed recorded in Book V 50 of Deeds for Essex County, Page 505, as follows: "The above described tract being subject further to the restriction that

22 18 17 Macopin Ave.

MAP 3 - BLOCK 42 LOT 12

one
the said tract shall be used only for/one-family dwelling house and suitable outbuildings, said one family dwelling house to cost not less than $5500.00"; and (4) Public and private rights in Patton Place, if any.

DARBY & 810 BROAD ST NK

ASSESSOR'S OFFICE RECEIVED OCT 1 1962

103 N. J. DEED—BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. A L Z D ALL-STATE OFFICE SUPPLY CO. 49 EDISON PLACE, NEWARK 2, N. J.

BOOK 3892 PAGE 91

This Indenture,

Made the 17th *day of* September *, in the year of our Lord* One Thousand Nine Hundred and Sixty-two,

Between CLYDE M. HUBER and FLORENCE B. HUBER, his wife,

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J. SEP 18 2 19 PM '62 Madeline A. Williams REGISTER

residing at 21 Macopin Avenue, *in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey, *party of the first part;*

And THOMAS E. THAYER and BETTY B. THAYER, his wife,

residing at 21 Macopin Avenue,

in the Town *of* Montclair *in the County of* Essex *and State of* New Jersey, *party of the second part:*

R.S. 46:15-1

Witnesseth, *that the said party of the first part, for and in consideration of* ONE AND NO/100 ($1.00) DOLLARS *lawful money of the United States of America,* and other valuable considerations, *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, ha* vegiven, *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* Town *of* Montclair *in the County of* Essex *and State of* New Jersey.

BEGINNING at a point in the north side of Macopin Avenue distant measured east along same 677.29 feet from east side of Valley Road; said beginning point being the southeast corner of Lot No. 11 on Map of land belonging to Tri State Realty Association, situated at Montclair, made by K. D. Owen, October 1910; thence

(1) further along said north side of Macopin Avenue on a curve with a radius of 536.40 feet, 34.50 feet, the chord of which curve bears south 65 degrees 2 minutes east, and measures 34.49 feet; thence

(2) still along said north side of Macopin Avenue on a course south 66 degrees 53 minutes east 27.93 feet to Patton Place; thence

(3) north along the west line of Patton Place, north 23 degrees, 7 minutes east 150 feet to north line of land now or formerly of Alice C. Painter; thence

(4) north 66 degrees 53 minutes west 12.13 feet; thence

(5) north 53 degrees 21 minutes west 43.86 feet to the northeast corner of said Lot No. 11; thence

(6) along the east side of said Lot No. 11 south 25 degrees 51 minutes west 159.33 feet to the north side of Macopin Avenue and the point and place of BEGINNING.

112/045

21 Macopin Ave

MAP 3 BLOCK B LOT 12

BEING the same premises conveyed to Grantors by deed of Harry A. Sprague and wife dated September 6, 1951, and recorded in Book 2974 of Deeds for Essex County, page 437.

SUBJECT TO: (1) Zoning Ordinances; (2) Such facts as an accurate survey may disclose; (3) Restriction contained in Deed recorded in Book V 50 of Deeds for Essex County, Page 505, as follows: "The above described tract being subject further to the restriction that the said tract shall be used only for one one-family dwelling house and suitable outbuildings, said one family dwelling house to cost not less than $5500.00"; and (4) Public and private rights in Patton Place, if any.

Pers

#10, AIC. ESSEX COUNTY REGISTER'S OFFICE

23 Macopin Ave 5800 MAP 3 BLOCK B LOT 12

W ..... DEED

Block	Lot
Dated 9/6/51	Ack 9/6/51
Rec. 9/8/51	Book 2974 437

By HARRY A. SPRAGUE & JULIA C.,
HIS WF,
MTCLR.

To CLYDE M. HUBER & FLORENCE B.,
HIS WF,
CITY OF WASHINGTON, D. C.

Returned to: GARDEN STATE TITLE INS.CO.,
295 BLOOMFIELD AVE.,
MONTCLAIR, N. J.

Stamps $19.80 Cons. $1.

Liens NONE

ASSESSOR'S OFFICE RECEIVED SEP 15 1951 Per

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

Beat a pt in N si of Macopin Ave dist measured E alg sa 677.29 ft fr E si of Valley Rd; sd B pt being S E cor of Lot #11 on map of ld belng to Tri State Realty Assn. situated at Montclair, made by K. D. Owen, Oct. 1910;

TH further alg sd N si of Macopin Ave on a curve wi a radius of 536.40 ft 34.50 ft, the chord of which curve bears S 65° 2' E, & measured 34.49 ft;

TH still alg sd N si of Macopin Ave on a course S 66° 53' E 27.93 ft to Patton Pl;

TH N alg W li of Patton Pl N 23° 7' E 150 ft to N li of ld of Alice C.Painter;

TH N 66° 53' W 12.13 ft;

TH N 53° 21' W 43.86 ft to N E cor of sd lot #11;

over

TH alg E si of sd lot #11 S 25° 51' W 159.33 ft to N si of Macopin Ave & pt & pl of B.
RECITES SA: Q-73 446. Also V-50 505.

Z 47 WTTY

MAP 3 BLOCK B LOT 12

APPLICATION NO.....

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO.....AND.....HEIRS.
SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

T. 29 1-26 50M

DEED.....BLOCK.....No.....

DATE OF DEED FEB 1/26 19..... LIBER..... PA.....

CONS. $ 1 ACK'D FEB 1/26 19..... RECORDED FEB 1/26 19.....

GRANTORS

ALICE C, PAINTER

THOMAS A, PAINTER, HER HUS

$6.50 STAMPS

GRANTEES

HARRY A, SPRAGUE

JULIA C, SPRAGUE, HIS WF

PREMISES MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE.....AND TO .....HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT PT IN N S MACOPIN AV DIST MEASURED E ALG SA 677.29 FT FR E S VALLEY RD SD B PT BG SE COR LOT 11 ON MAP LD BLG TO TRI STATE REALTY ASSN, SIT AT MONT, MADE BY K, D, OWEN, OCT 1910

TH FURTHER ALG SD N S MACOPIN AV ON CURVE WITH RADIUS OF 536.40 FT 34.50 FT TO CHORD OF WHICH CURVE BEARS S 65° 2' E & MEASURES 34.49 FT

TH STILL ALG SD N S MACOPIN AV ON COURSE S 66° 53' E 27.93 FT TO PATTON PL

TH N ALG W L PATTON PL N 23° 7' E 150 FT TO N L LD OF ALICE C, PAINTER

TH N 66° 53' W 12.13 FT

TH N 53° 21' W 43.86 FT TO NE COR SD LOT NO 11

TH ALG E S SD LOT 11 S 25° 51' W 159.33 FT TO B

COVER

N S MACOPIN AV & B

RECITES SA R-71 222

SUB TO RESTRS CONTAINED IN DEED RECD V-50 505

SUB ALSO TO MTG IN SUM OF $8,000 HELD BY MONT SAVINGS BANK, WHICH SD @ ASSUMES

MAP 3 BLOCK B LOT 12

Jan. 14, 1925

See Trans.

MAP 3 BLOCK B LOT 11

3-12—10M—G.

APPLICATION NO.
EXAMINED
RECORD OF INSTRUMENT

C 38 MTTY

3 B 12

DEED Block No.

Date of Deed MAY 24/12 191 Liber pa.

Cons. $ 1 Ack'd MAY 31/12 191 Recorded JUNE 3/12 191

Grantors

JOHN C MOYE
ELI"ABETH S HIS WF

Grantees

THOMAS A PAINTER

Premises TOWN OF MONT

B AT PT IN N S OF MACOPIN AV DIST MEASURED E ALG SA 677 29/100 FT FR THE E S OF VALLEY ROAD SD B PT BG THE SE COR OF LOT NO 11 ON MAP OF LD BLG TO THE TRI"STATE REALTY ASSOCIATION, SITUATED AT MONTCLAIR, N.J, MADE BY K D OWEN, SURVR OCT 1910

TH FURTHER ALG SD N S OF MACOPIN AV ON A CURVE WITH A RAD OF 536 40/100 FT, 34 50/100 FT, THE CHORD OF WHICH CURVE BEARS S 65° 2' E AND MEASURES 34 49/100 FT

STILL ALG THE SD N S OF MACOPIN AV ON COURSE OF S 66° 53' E 27 93/100 FT

N ALG W LINE OF LOT NO 13 ON SD MAP N 23° 7' E 150 FT TO N LINE OF LD OF THE TRI "STATE REALTY ASSOCIATION, A CORP

N 66° 53' W 12 13/100 FT

FURTHER N 53° 21' W 43 86/100 FT TO NE COR OF SD LOT NO 11

ALG THE E S OF SD LOT NO 11 S 25° 51' W

OVER

159 33/100 FT TO N S OF MACOPIN AV AND THE B

RECITES R O L 49 224 227

SUB TO MTG $4500 HELD BY IRVING CAIRNS

SUB TO RESTRS THAT THE SDTRACT SHALL BE USED ONLY FOR ONE ONE-FAMILY DLNG HOUSE & SUITABLE OUTBLDGS. SD ONE-FAMILY DLNG HOUSE TO COST NOT LESS THAN $5500 AND ANY DLNG HOUSE PROPOSED TO BE ERECTED ON AFSD LOT AT ANY TIME WITHIN 5YRS FR APRIL 28TH, 1911 TO BE COMMENCED ONLY AFTER THE PLANS & SPECIFICATIONS THEREFOR HAVE BEEN PRESENTED TO & APPROVED BY THE TRI-STATE REALTY ASSOCIATION ITS, SUCCESSORS & ASSIGNS OR AGENTS

MAP 3 BLOCK B LOT 12

June 28, 1911

See Trans.

MAP 3 BLOCK C LOT 33

R 5 WTTY

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

MAP 3 BLOCK B LOT 63

APPLICATION NO.....

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO.....AND.....HEIRS.

SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

DEED ..... Block ..... No. .....

Date of Deed FEB 13/36 19 Liber Y 89 pa. 534-536

Cons. $ 1 Ack'd FEB 13/36 19 Recorded FEB 17/36 19

Grantors

HOWARD S GIES &
HELEN HART GIES, HIS WF,
MONTCLAIR

$2.50 STAMPS

Grantees

HAROLD W COURTNEY &
ALTHEA B COURTNEY, HIS WF,
MONT

Premises MONTCLAIR

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE.....AND TO .....HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT PT IN S S OF NASSAU RD WHERE SA IS INTER BY W S L OF PATTON PL
TH W ALG S S OF NASSAU RD 66.26FT
TH AT L TO LAST MENTD COURSE S 36° 39' W 187.89FT
TH S 53° 21' EAST 39.23FT
TH S 66° 53' E 12.13FT TO W S OF PATTON PL
THALG SA N 41° 9' E 185.50FT TO B
TOG WITH ALL RIGHT, TITLE & INT OF ® IN & TO SO MUCH OF NASSAU RD & PATTON PL AS ADJOINS ABV DESCD PREM TO CEN L THF.
SUB TO RESTRS OF REC[OVER]

T 29A 1-36-8M C
F. U. T. & M. G. CO.

SUB TO ~~XX~~ MTG $5500 NOW LIEN & ABV DESCD PREM.
RECITES SA V 88, 556-558

F 40 WT Y

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

MAP 3 BLOCK H LOT 13.

APPLICATION NO.....

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO.....AND.....HEIRS.

SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

DEED Block..... No.....

Date of Deed JUNE 1 1935 19 Liber V 88 pa. 556 558

Cons. $ 1 Ack'd JUNE 1 1935 19 Recorded JUNE 3 1935 19

Grantors

FRANK A. LAMPERTI &
LOUISE W. LAMPERTI HIS WF

TOWN MONT

--

$7 STAMPS

Grantees

HOWARD S. GIES
HELEN HART GIES, HIS WF

TOWN MONT

Premises

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE MONT .....AND TO .....HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT PT IN S SIDE OF NASSAU RD WHERE THE SA IS INTER BY W SIDE L OF PATTON RD
TH W ALG SD S SIDE OF NASSAU RD 66.26 FT
TH AT L TO SD LAST MENT COURSE S 36°39'W 187.89 FT
TH S 53° 21'E 39.23 FT
TH S 66° 53'E 12.13 FT TO W SIDE OF PATTON PL
TH ALG SA N 41° 9'E 185.50 FT TO B
TOGETHER WITH ALL RIGHT TITLE & INT OF
① IN & TO SO MUCH NASSAU RD & PATTON PL AS ADJ ABV PREM TO CEN L THF
SUB TO RESTRS [OVER]

T. 29A 1-35-10M G
F. U. T. & M. G. CO.

RECITES M 69 459 461
SUB TO MTG SUM OF $5500

W 2 WTTY

T. 29 5-24 50M

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

DEED Block No. MAP 3 BLOCK B LOT 13

Date of Deed APR 17/25 19 Liber pa.

Cons. $ 1 Ack'd APR 17/25 19 Recorded APR 21/25 19

Grantors

FREDERICK T HEY
EDITH M HIS WF

$2,50 STAMPS

Grantees

FRANK A LAMPERTI

Premises

TOWN MONT

B AT PT IN S L OF NASSAU RD WHERE SA IS INTER BY W S L OF PATTON PL
TH ALG S S NASSAU RD W 66.26 FT
TH AT L TO SD LAST MENTD COURSE S 36° 39' W 187.89 FT
TH S 53° 21' E 39.23 FT
TH S 66° 53' E 12.13 FT TO W S OF PATTON PL
TH ALG SA N 41° 9' E 185.50 FT TO B
TOGETHER WITH ALL RIGHT TITLE & INT OF GR IN & TO SO MUCH OF NASSAU RD & PATTON PL AS AS JOINS ABV PREM TO CEN L THF
SUB TO RESTRS OF REC
INTENDED HEREBY TO CONVEY SA PREM CONVD BY 2 DEEDS K 69 465-6 & M 69 459-61

OK. CB.

MAP 3 BLOCK B LOT 13

Dec. 20, 1923

See Trans.

MAP 3 BLOCK B LOT 14 pt

Z 68 WTTY

MAP 3 BLOCK B LOT 13

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

T 29 7-23 85M

DEED

Block No.

Date of Deed DEC 12/23 19 Liber pa.

Cons. $ 1 Ack'd DEC 12/23 19 Recorded DEC 13/23 19

Grantors

JOHN B, KERN
LAURIE R, KERN, HIS WF

$2.50 STAMPS

Grantees

FREDERICK T, HEY
EDITH T, HEY, HIS WF

Premises TOWN OF MONT

B AT PT IN S S OF NASSAU RD WHERE SA I S INTER BY W S L OF PATTON PL
TH ALG SD S S OF NASSAU RD N 53° 21' W 56.26 FT
TH AT L TO LAST MENTD COURSE S 36° 39' W 180. 89 FT
TH S 53° 21' E 29.23 FT
TH S 66° 53' E 12.13 FT TO W S L OF PATTON PL
TH ALG SA N 41° 9' E 185.50 FT TO B

TOGETHER WITH ALL RIGHT, TITLE & INT OF @ IN & TO SO MUCH OF NASSAU RD & PATTON PL AS ADJOINS ABOVE DSCRD PREM TO CENTER L THEREOF

RECITES SA 1-68 353-354

SUB TO EXISTING RESTRICTIONS OF RECD

Z 51 WTTY

MAP 3 BLOCK B LOT 13 ✓

APPLICATION NO. .....

EXAMINED
RECORD OF INSTRUMENT

T. 20 12-22 15M

3-B-

DEED ..... Block ..... No. .....

Date of Deed MAY 1/23 19 ..... Liber ..... pa. .....

Cons. $ 1 Ack'd MAY 3/23 19 ..... Recorded MAY 12/23 19 .....

Grantors

HENRIETTA DAY, WIDOW

$2.00 STAMPS

Grantees

JOHN B. KERN,

Premises TOWN OF MONT

B AT PT IN S S OF NASSAU RD WHERE SA IS INTER BY W S L OF PATTON PL
TH ALG SD S S OF NASSAU RD N 53° 21' W 56.26 FT
TH AT L TO LAST MENTD COURSE S 36° 39' W 187.89 FT
TH S 53° 21' E 29.23 FT
TH S 66° 53' E 12.13 FT TO W S L OF PATTON PL
TH ALG SA N 41° 9' E 185.50 FT TO B

TOGETHER WITH ALL RIGHT, TITLE & INT OF @ IN & TO SO MUCH OF NASSAU RD & PATTON PL AS ADJOINS ABOVE DSCRD PREM TO CENTRE L THEREOF

BG LOT #21 ON MAP OF PROP OF GODFRET CORP, UPPER MONT, N J, MADE MARCH 20/12 BY FRANK W,

[OVER]

✓

M

CRANE, C, E,

RECITES SA S-56 356-358 SD CHARLES W, DAY HAVING DIED TESTATE LEAVING SD HENRIETTA DAY, HIS WF, EXECUTRIX OF HIS SD LAST WILL & TEST

SUB TO RESTRICTIONS THAT SD LOT SHALL BE USED FOR RESIDENCE PURPOSES ONLY, & THAT ANY DWELLING BUILT THEREON SHALL BE SINGLE-FAMILY DWELLING HOUSE TO COST NOT LESS THAN $5,000 FRONT FROUNDATION WALL OF WHICH SHALL STAND AT LEAST 35 FT. S OF S L OF NASSAU RD, ANY OUTBLDGS TO STAND AT LEAST 100 FT BACK FR S L OF NASSAU RD

ABOVE RESTRICTIONS TO REMAIN IN FOR CE UNTIL JAN 1/37

C 17 WTTY

3 13 13 ✓

DEED Block No.

Date of Deed DEC 21/15 191 Liber pa.

Cons. $ 1 Ack'd DEC 21/15 191 Recorded DEC 27/15 191

APPLICATION NO.
EXAMINED
RECORD OF INSTRUMENT

$.50

Grantors

MABEL A CORBY IS
UNMARRIED

Grantees

CHARLES W DAY

Premises TOWN MONT

B AT PT IN S S OF NASSAU RD WHERE THE SA INTERSECTED BY W S L OF PATTON PL
TH ALG SD S S OF NASSAU RD N 53°21'W 56 26/100 FT
AT L TO LAST MENTD COURSE S 36°39'W 187 89/100 FT
S 53° 21'E 29 23/100 FT
S 66°53'E 12 13/100 FT TO W S L PATTON PL
ALG SA N 41°9'E 185 50/100 FT TO THE B

TOGETHER WITH ALL RIGHT, TITLE & INT OF ⊕ IN & TO SO MUCH OF NASSAU RD & PATTON PL AS LIES IN FRONT OF SD PREM TO CENTRE LINES THF BG LOT NO 21 ON MAP OF PROP OF THE GODFREY CORPORATION, UPPER MONTCLAIR, N.J. MAR 20/12 FRANK W CRANE, C.E.
RECITES SA D 56 202
OVER

SUB TO MTG $1000 NOW THEREON WHICH MTG THE @ ASSUMES
SUB TO RESTRS THAT THE SD LOT SHALL BE USED FOR RESIDENCE PURPOSES ONLY, & THAT ANY DWLG BUILT THEREON SHALL BE A SINGLE FAMILY DWLG HOUSE TO COST NOT LESS THAN $5000 , THE FRONT FOUNDATION WALL OF WHICH SHALL STAND AT LEAST 35 FT S OF THE S L OF NASSAU RD , ANY OUTBLDGS TO STAND AT LEAST 100 FT BACK FR THE S L OF NASSAU RD. THE ABV RESTRS TO REMAIN IN FORCE UNTIL JAN 1/1937. NO DWLG SHALL BE BUILT ON THE PREM WITHIN 3YRS FR THE DATE HEREOF UNLESS THE PLANS SHALL HAVE BEEN 1ST APPROVED BY AARON W GODFREY OR THE THEN MANAGER OF THE GODFREY CORP

W 35, WTTY

3813 ✓

4-15-5M

APPLICATION No.
EXAMINED
RECORD OF INSTRUMENT

DEED Block No.

Date of Deed JUNE 14/15. 191 Liber pa.

Cons. $ 1 Ack'd JUNE 14/15. 191 Recorded JUNE 15/15. 191

Grantors

GODFREY CORPORATION,
A CORP

Grantees

MABEL A CORBY,

Premises

TOWN OF MONT,
B ON S S NASSAU RD AT INTERSEC WITH W S PATTON PL
TH S 41° 9' W ALG W S PATTON PL 185 5/10 FT
TO THE NE COR OF LD OF ONE PAINTER,
ALG HIS LD N 66° 53' W12 13/100 FT
FURTHER ALG HIS LD N 53° 21' W 29 23/100 FT
TO THE SE COR OF LOT 22, ON MAP HEREINAFTER
MENTD,
ALG SA N 36° 39' E 187 89/100 FT TO S S NASSAU
RD,
ALG SA S 53° 21' E 56 26/100 FT TO W L
PATTON PL AT B,
BG LOT NO 21 ON MAP OF PROP OF THE GODFREY
CORPORATION, UPPER MONT, N.J, MAR 20, 1912
FRANK W CRANE, C.E,

OVER

SUB TO RESTRS, THAT SD LOT SHALL BE USED FOR RESIDENCE PURPOSES ONLY, & THAT ANY DWLG BUILT THEREON SHALL BE A SINGLE-FAMILY DWLG HOUSE TO COST NOT LESS THAN $5000 THE FRONT FOUNDATION WALL OF WHICH SHALL STAND AT LEAST 35 FT S OF THE SLY L OF NASSAU RD ANY OUT BLDGS TO STAND AT LEAST 100 FT BACK FR THE SLY L OF NASSAU RD, THE ABV RESTRS TO REMAIN IN FORCE UNTIL JAN 1, 1937 NO DWLG SHALL BE BUILT ON THE PREM WITHIN 3 YRS, FR THE DATE HEREOF UNLESS THE PLANS SHALL HAVE BEEN FIRST APPROVED BY AARON W GODFREY OR THE THEN MANAGER OF THE GODFREY CORPORATION,

W 18, WTTY

3 B 13 ✓

4-15-5M

APPLICATION No.
EXAMINED
RECORD OF INSTRUMENT

DEED Block No.

Date of Deed JUNE 5/15, 191 Liber pa.

Cons. $ 1 Ack'd JUNE 5/15, 191 Recorded JUNE 8/15, 191

Grantors

ELNA ANDERSON
RICHARD C ANDERSON HER HUS
ARVID JOHANSON

Grantees

GODFREY CORPORATION, A CORP

$1.00

Premises

TOWN OF MONT,
B AT INTERSEC OF W L PATTON PL WITH S L OF S BRANCH OF NASSAU RD, SHOWN ON MAP OF PROP OF MR A,W, GODFREY, MONT N,J, MADE SEPT 22, 1911 BY F,W, CRANE C,E,

TH ALG S L NASSAU RD N 53° 21' W 56 26/100 FT,

S 36° 39' W AT L TO NASSAU RD, 187 89/100 FT TO REAR L OF PROPERTIES FRTG ON MACOPIN AVE,

ALG SD LAST MENTD L S 53° 21' E 29 23/100 FT

S 66° 53' E 12 13/100 FT TO PATTON PL

ALG PATTON PL N 41° 9' E 185 5/10 FT TO NASSAU RD AT B,

TOGETHER WITH THE FREE & UNOBSTRUCTED USE TO THE PURCHASERS OF THE STS, NASSAU RD & PATTON PL

OVER

AS SHOWN ON SD MAP, UNTIL SUCH TIME AS SD STS HAVE BEEN DEDICATED & TAKEN OVER BY THE MUNICIPAL AUTHORITIES,

RECITES SA V 54, 172 174,

SUB TO RESTRS THAT SD PREM SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY & THAT THERE SHALL BE BUILT THEREON ONLY ONE SINGLE FAMILY DWLG HOUSE TO COST NOT LESS THAN $5000 WHEN ERECTED, TO BE SO LOCATED THAT THE FRONT L THEREOF SHALL BE 35 FT DIST FR THE FRONT L OF THE LOT, THAT NO OTHER BLDGS SHALL BE BUILT, EXCEPT SUITABLE & NECESSARY OUT BLDGS TO BE USED IN CONNECTION WITH A PRIVATE RESIDENCE, ANY SUCH OUT BLDGS TO BE LOCATED AT LEAST 100 FT FR THE FRONT L OF THE LOT ANY BLDG TO BE BUILT WITHIN 5 YRS, FR JAN 1, 1912, TO BE BUILT FR PLANS TO BE APPROVED BY AARON W GODFREY OR THE THEN MANAGER OF THE GODFREY CORPORATION,

ABV RESTRS TO RUN FOR 25 YRS, FR JAN 1/12,

C 12 WITY

10-13—20M—G.

3-B-13-V

DEED Block No.

Date of Deed AUG 1/14 191 Liber pa.

Cons. $ 1 Ack'd AUG 1/14 191 Recorded AUG 4/14 191

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

Grantors

EDWARD H HOLMES, INDIV & AS TRUSTEE
H.GRACE, HIS WF

Grantees

ELNA ANDERSON WF OF RICHARD C ANDERSON
ARVID JOHNSON

Premises

TOWN MONT

B AT INTERSECT OF W L OF PATTON PL WITH S L OF S BRANCH OF NASSAU RD AS SHOWN ON A MAP OF PROP OF MR.A.W.GODFREY,MONTCLAIR, N.J. MADE SEPT 22, 1911 BY F W CRANE,C.E.
TH ALG SD S L NASSAU RD N 53°21'W 56 26/100 FT
S 36°39'W AT L TO NASSAU RD 187 89/100 FT TO REAR L OF PROPS FRTG ON MACOPIN AV
ALG SD LAST MENTD L S 53°21'E 29 23/100 FT
S 66°53'E 12 13/100 FT TO PATTON PL
ALG PATTON PL N 41°9'E 185 5/10 FT TO NASSAU RD AT B
TOGETHER WITH THE FREE & UNOBSTRUCTED USE TO THE PURCHASERS OF THE STS, NASSAU RD & PATTON PL AS SHOWN ON SD MAP, UNTIL SUCH TIME AS SD STS HAVE BEEN DEDICATED &TAKEN OVER BY MUNICIPAL AUTHORITIES
RECITES SA PREM CONVD TO SD EDWARD H OVER

HOLMES TRUSTEE BY JOHN F MONAHAN, SHFF BY DEED DATED JULY 13/14

SUB TO RESTRS AS FOLLOWS

THAT SD PREM SHALL BE USED FOR RESIDENTAIL PURPOSES ONLY, & THAT THERE SHALL BE BUILT THEREON ONLY ONE SINGLE FAMILY DWLG HOUSE TO COST NOT LESS THAN $5000 WHEN ERECTED, TO BE SO LOCATED THAT THE FRONT L THF SHALL BE 35 FT DIST FR THE FRONT L OF THE LOT, THAT NO OTHER BLDGS SHALL BE BUILT, EXCEPT SUITABLE & NECESSARY OUTBLDGS TO BE USED IN CONNECTION WITH A PRIVATE RESIDENCE, ANY SUCH OUTBLDGS TO BE LOCATED AT LEAST 100 FT FR THE FRONT L OF THE LOT, ANY BLDG TO BE BUILT WITHIN 5YRS FR JAN 1/12 TO BE BUILT FR PLANS TO BE APPROVED BY AARON W GODFREY OR THE MANGER OF THE GODFREY CORP, THE ABV RESTRS TO REMAIN IN FORCE FOR A PERIOD OF 25YRS FR JAN 1/14

9-13

C 11

DEED Block No. 3-B-13

Date of Deed JULY 13/14 191 Liber pa.

Date of Sale JUNE 30/14 191 Ack'd or Proved JULY 27/14 191

Cons. $ 1075 Conf'd JULY 13/14 191 Recorded AUG 4/14 191

Grantor JOHN F MONAHAN

Sh'ff M. ~~C.C.~~

Court CHY

Writ of FI FA

Date of Writ MAY 9/14

Book 0 9 of Executions, pa. 246

DECREE APR 28/14 EDWARD H HOLMES, TRUSTEE COMPLT

MABELLE CHRISTENSEN
EDWARD G, HER HUS
ESSEX TITLE GUARANTY AND TRUST COMPANY DEFTS

EDWARD H HOLMES, TRUSTEE GRANTEE

Premises TOWN MONT

B AT INTERSECT OF W L PATTON PL WITH S L S BRANCH OF NASSAU RD AS SHOWN ON A "MAP OF PROP OF MR.A.W.GODFREY, MONTCLAIR, N.J." MADE SEPT 22,1911 BY F W CRANE,C.E.

TH ALG SD S L OF NASSAU RD N 53°21'W 56 26/100 FT

S 36°39'W AT L TO NASSAU RD 187 89/100 FT TO REAR L OF PROPS FRTG ON MACOPIN AV

ALG SD LAST MENTD L S 53°21'E 29 23/100 FT

S 66°53'E 12 13/100 FT TO PATTON PL

ALG PATTON PL N 41°9'E 185 5/10 FT TO ~~XXXXXX~~ NASSAU RD AT B

TOGETHER WITH THE FREE & UNOBSTRUCTED USE TO THE PURCHASER OF THE STS,NASSAU RD AND PATTON PL AS SHOWN ON SD MAP, UNTIL SUCH TIME AS SD STS HAVE BEEN DEDICATED & TAKEN OVER BY MINICIPAL AUTHORITIES

RECITES SA PREM CONVD TO MABELLE CHRISTENSEN BY GODFREY CORPORATION BY DEED EXT

SUB RESTRS IN SD DEED OVER

N.F.D. REP

BAKER PRINTING CO., NEWARK.

DUE COMPLT $1161.42 SEUCRED BY MTG GIVEN BY MABELLE CHRISTENSEN AND EDWARD G HER HUS DATED NOV 15/11 WITH INT FR APR 20/14, $113.67 COSTS OF COMPLT, AND THE SURPLUS THEREAFTER REMAINING, IF ANY THERE BE, BE APPLIED TOWARD THE PAYMENT OF $73.26 BG AMT OF THE JDGT & COSTS & INT DUE TO DEFT ESSEX TITLE GUARANTY AND TRUST COMPANY, WITH INT AS AFSD. $8.96 COSTS OF SD DEFT.

8-11-20M

APPLICATION No.
EXAMINED
RECORD OF INSTRUMENT

C 35 WTTY

N 3.B.13

DEED Block No.

Date of Deed NOV 15/11 191 Liber pa.

Cons. $ 1 Ack'd NOV 18/11 191 Recorded NOV 20/11 191

Grantors

GODFREY CORPORATION
A CORP

3 B 13 Inc

Grantees

MABELLE CHRISTENSEN WF OF
EDWARD G, CHRISTENSEN

Premises

TOWN OF MONT

B AT INTERSECT OF W L OF PATTON PLACE WITH THE S L OF THE S BRANCH OF NASSAU ROAD AS SHOWN ON A MAP OF PROP OF MR·A,W,GODFREY , MONT, N,J," MADE SEPT 22,1911 BY F,W,CRANE, C,E,

TH ALG SD S L OF NASSAU ROAD N 53° 21' W 56 26/100 FT

S 36° 39' W AT ⌐ TO NASSAU ROAD 187 89/100 FT TO THE REAR L OF PROPS X FRONTING ON MACOPIN AV

ALG SD LAST MENTD L S 53° 21' E 29 23/100 FT

S 66° 53' E 12 13/100 FT TO PATTON PLACE

ALG PATTON PLACE N 41° 9' E 185 5/10 FT TO NASSAU ROAD AT THE B

TOGETHER WITH THE FREE & UNOBSTRUCTED USE TO THE PURCHASER OF THE TS, NASSUA ROAD AND PATTON PLACE AS SHOWN ON SD MAP UNTIL SUCH TIME

OVER

BAKER PRINTING CO., NEWARK.

AS SD STS, HAVE BEEN DEDICATED AND TAKEN OVER BY THE MUNICIPAL AUTHORITIES.

SUB TO RESTRS, THAT SD PREM SHALL BE USED FOR RESIDENTAIL PURPOSES ONLY & THAT THERE SHALL BE BUILT THEREON LY ONE SINGLE FAMILY DLWG HOUSE TO COST NOT LESS THAN $5000 WHEN ERECTED TO BE SO LOCATED THAT THE FRONT L THF SHALL BE 35 FT DIST FR THE FRONT L OF THE LOT, THAT NO OTHER BLDGS SHALL BE BUILT EXCEPT SUITABLE OR NECESSARY OUTBLDGS TO BE USED IN CONNECTION WITH A PRIVATE RESIDENCE, ANY SUCHOUTBLDG TO BE LOCATD AT LEAST 100 FT FR THE FRONT L OF THE LOT, ANY BLDG TO BE BUILT WITHIN 5YRS FR JAN 1, 1912 TO BE BUILT FR PLANS TO BE APPROVED BY AARON W, GODFREY, OR THE MANGER OF THE GODFREY CORP, THE ABV RESTRS TO REMAIN IN FORACE FOR A PERIOD OF 25 YRS FR JAN 1, 1912

C 34WTTY

8-11-20M

APPLICATION No. .....
EXAMINED
RECORD OF INSTRUMENT

3.B.13.Pl.?

now part of Patton Pl 4/9/42

DEED ..... **Block** ..... **No.** .....

Date of Deed NOV 1/11 **191** **Liber** ..... **pa.** .....

Cons. $ 1 **Ack'd** NOV 18/11 **191** **Recorded** NOV 20/11 **191**

Grantors

TRI STATE REALTY ASSOCIATION
A CORP

Premises TOWN OF MONT

1ST TRACT

B AT PT IN N S OF MACOPIN AV DIST E ALG SD
S 739 72/100 FT FR ITS INTERSECT WITH THE E
S OF VALLEY ROAD AS SHOWN ON "MAP OF LD BLG
TO THE TRI STATE REALTY ASSOCIATION, SITUATED
IN MONTCLAIR, N,J," MADE BY K,D,OWEN, 1910,
SD PT BG THE SE COR OF LOT NO 12 ON SD MAP
TH ALG SD N S OF MACOPIN AV S 66° 53' E
50 FT
AT ∟ TO MACOPIN AV N 23° 7' E 150 FT
= MACOPIN AV N 66° 53' W 50 FT
S 23° 7' W 150 FT TO MACOPIN AV AT THE B

3B 13 pl

Grantees

GODFREY CORPORATION
A CORP

TOGETHER WITH ALL THE RIGHT, TITLE AND INT
OF ~ IN AND TO SO MUCH OF MACOPIN AV AS LIES
IN FRONT OF SD ~~A~~ LOT TO CENTRE L THF
BG WLY 50 FT OF LOT NO 13 ON SD ~~XXXXX~~ MAP

OVER F.W.C.

BAKER PRINTING CO., NEWARK.

#31 L.G.

ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK B LOT 14

76 Nassau Rd
7100

B & S .....**DEED**

By BERTRAM STIFF, HUSBAND OF
LILLIE D.STIFF
MONTCLAIR

No change

To LILLIE D. STIFF
MONTCLAIR

Block ..... Lot .....

Dated 7-30-54 Ack 7-30-54

Rec. 8-9-54 Book 3247 424

Returned to: Boyd, Dodd, Keer & Booth
31 Park St
Mtclr N.J.

Stamps None Cons. $1.

Liens ---

ASSESSOR'S OFFICE REALTY TRANSFER AUG 23 1954

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B at a pt in the S si of Nassau Road dist E alg sd li 603.44 ft fr its inter with the E li of Valley Rd sd pt being the NE cor of Lot #23 on map of prop of Godfrey Corp "Upper Montclair" made March 20, 1912 by F. W. Crane, C.E.;

Th alg sd S si of Nassau Rd S 53 deg 21 min E 50 ft to a pt 10 ft W fr W li of Lot #21 on sd map;

Th paral with sd last men li S 36 deg 39 min W at r/a to Nassau Rd 187.89 ft to the S li of the lots facing on Nassau Rd;

Th alg sd last men li paral with Nassau Rd N 53 deg 21 min W 50 ft to the E li of Lot #23;

Th alg sd last men li N 36 deg 39 min E 187.89 ft to Nassau Rd at pt of B.

Bg a lot 50 ft by 187.89 ft the larter portion of lot #22 on sd map

RECITES: SA: H.106 pg 38

This deed being given for the purpose of relinquishing and relasing to the sd Lillie D.Stiff all of the right of curtesy of sd Bertram Stiff

#48 AON

ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK B LOT 14

26 Nassau 6000

W **DEED**

By

EDWIN A MOESCHEN & GLADYS P WIFE
MONTCLAIR

To

LILLIE D STIFF WIFE OF BERTRAM STIFF
MONTCLAIR

Block ..... **Lot** .....

Dated 9-21-45 **Ack.** 9-21-45

Rec. 9-24-45 **Book** H-106 38

Returned to: Essex T Gty & Tr Co
Montcl

Stamps $12.10 **Cons.** $1.

Liens None

ASSESSOR'S OFFICE RECEIVED JAN 11 1946 Per .....

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B at a pt in the S sd of Nassau Road dist E alg sd l 603.44 ft from its inter with the E l of Valley Road sd pt being the N E cor of lot #23 on map of property of Godfrey Corp Up Montcl made Mar 20 1912 by F W Crane
TH alg sd S sd of Nassau Road S 53° 21' E 50 ft to a pt 10 ft W from the W l of lot 21 on sd map
TH par with sd last ment l S 36° 39' W at r/a to Nassau Road 187.89 ft to the S l of lots facing on Nassau Road
TH alg sd last ment l par with Nassau Road N 53° 21' W 50 ft to the E l of lot 23
TH alg as last ment l N 36° 39' E 187.89 ft to Nassau Road at pl of B
Being a lot 50 ft by 187.87 ft the larger portion of lot 22 on sd map
RECITE S A P-69 526

H 28 WTTY

MAP 3 BLOCK B LOT 14

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

DEED

Block No.

Date of Deed FEB 14 1924 19

Liber pa.

Cons. $ 1 Ack'd FEB 14 1924 19

Recorded FEB 18 1924 19

Grantors

LOMBARD CONSTRUCTION & REALTY COMPANY

A CORP OF N J

X

$2.50 STAMPS

Grantees

EDWIN A. MOESCHEN

GLADYS P. MOESCHEN HIS WF

Premises

TOWN OF MONT

B AT PT IN S S OF NASSAU RD DIS E ALG SD L 603.44 FT FR ITS INTER WITH E L OF VALLEY RD SD PT BG NE COR OF LOT#23 ON MAP OF PROP OF GODFREY CORP "UPPER MONT" MADE MARCH 20 1912, BY F. W. CRANE C E

TH ALG SD SLY S OF NASSAU RD S 53° 21' E 50 FT TO PT 10 FT W FR W L OF LOT #21 ON SD MAP

TH = WITH SD LAST MENTD L S 36° 39' W AT L TO NASSAU RD 187.89 FT TO S L OF LOTS FACING ON NASSAU RD

TH ALG SD LAST MENTD L = WITH NASSAU RD N 53° 21' W 50 FT TO E L OF LOT#23

TH ALG SD LAST MENTD L N 36° 39' E 187.89 FT TO NASSAU RD AT B

BG LOT 50 X 187.89 FT, THE LARGER PORTION OF LOT #22 ON SD MAP

LOVER]

SUB TO RSTRS OF RECORD & ADDED RSTR THAT THE HOUSE NOW BG ERECTED ON THESE PREM SHALL NOT BD SOLD A A 2-FAMILY HOUSE, OR OCCUPIED BY MORE THAN ONE FAMILY, OTHER THAN IMMEDIATE~~X~~ RELATIVES, VIZ, MOTHER, FATHER BROTHERS & SISTERS OF THE OCCUPANTS

ALSO SUB TO 1ST MTG NOW ON SD PREM AMOUNTING TO$6,500 & BOND THEREFOR, WHICH @ ASSUMES

Z 88 WTTY

APPLICATION NO. T 29 7-23 85M

EXAMINED
RECORD OF INSTRUMENT

MAP 3 BLOCK 7 LOT 14 pt ✓

add 10 ft to 13

DEED Block No.

Date of Deed NOV 24/23 19 Liber pa.

Cons. $ 1 Ack'd NOV 24/23 19 Recorded DEC 20/23 19

Grantors

LOMBARD CONSTRUCTION &
REALTY COMPANY
A CORP OF N J

$.50 STAMPS

Grantees

FREDERICK T, HEY
EDITH T, HEY, HIS WF

Premises TOWN OF MONT

B AT PT IN S S OF NASSAU RD DIST E ALG SD L 653.94 FT FR ITS INTER WITH E L OF VALLEY RD TH ALG SD S S OF NASSAU RD S 53° 21' E 10 FT TO W L OF LOT 21 ON MAP OF PROP OF GODFREY CORP TH ALG SD LAST MENTD L S 36° 39' E AT L TO NASSAU RD 187.89 FT TO S L OF LOTS FACING ON NASSAU RD TH ALG SD LAST MENTD L = WITH NASSAU RD N 53° 21' W 10 FT
TH N 36° 39', E 187.89 FT TO NASSAU RD & B

BG A 10 FT X 187.89 FT STRIP FR E S OF

LOT 22 ON SD MAP
TOGETHER WITH ALL, RIGHT, TITLE & INT OF GR IN & TO SO MUCH OF NASSUAU RD AS LIES IN FRONT OF SD PREM TO CENTER L THEREOF
SUB TO RESTRICTIONS OF RECD

M

47 J

WTTY

MAP 3 BLOCK B LOT 14 ✓

APPLICATION NO. T 29 7-23 85M

EXAMINED

RECORD OF INSTRUMENT

DEED Block No.

Date of Deed NOV 15 1923 19 Liber pa.

Cons. $ 1. Ack'd NOV 15 1923 19 Recorded NOV 22 1923 19

Grantors

TERESA THOMPSON SPEED

WLY

M. TERESA THOMPSON

JAMES BUCKNER SPEED HER HUS

STAMPS .50

Grantees

LOMBARD CONSTRUCTION & REALTY COMPANY

Premises TOWN OF MONT

B AT A PT IN THE S S OF NASSAU ROAD DIST ELY ALG SD LINE 603 44/100 FT FR E SOF VALLEY ROAD, SD PT BG THE NE COR OF LOT 23 MAP OF GODFREY CORP, UPPER MONT MADE MAR 20 1912 BY F.W. CRANE C.E.

TH ALG S S OF NASAU RD S 53° 21' E 60 FT TO W S OF LOT NO 21 SD MAP

TH ALG SA S 36° 39' W AT L TO NASSAU RD 187 89/100 FT TO S L LOTA FACING ON NASSAU RD

TH ALG SA = WITH NASSAU ROAD N 53° 21' W 60 FT TO E S OF LOT 23

TH ALG SA N 36° 39' E 187 89/100 FT TO B BG LOT 22 ON SD MAP,

TOGETHER WITH ALL RIGHT TITLE & INT IN & TO SO MUCH OF NASSAU ROAD AS LIES IN FRONT SD PREM TO CENTRE LINE THF.

SUB TO RESTRS RECITES V 51 326 328.

W 15 WTTY

MAP 3 BLOCK B LOT 14

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

DEED Block No.

Date of Deed OCT 10/23 19 Liber pa.

Cons. $ 1 Ack'd SEPT 12/23 19 Recorded OCT 13/23 19

Grantors

TERESA THOMPSON SPEED [FMLY M. TERESA THOMPSON] &
JAMES BUCKNER SPEED, HER HUS

$2.50 STAMPS

Grantees

LOMBARD CONSTRUCTION & REALTY COMPANY

Premises TOWN MONT

B S S NASSAU RD DIST E ALG SD L 603.44 FT FR ITS INTER WITH E L OF VALLEY RD SD PT BG NE COR OF LOT 23 "MAP OF PROP OF GODFREY CORP" UPPER MONT & MADE MAR 20/12 BY F W CRANE C E

TH ALGSD S S OF NASSAU RD S 53° 21' E 60 FT TO W L OF LOT 21 SD MAP

TH ALG LAST MENTD L S 36° 39' W AT L TO NASSAU RD 187.89 FT TO S L OF LOTS FACING ON NASSAU RD

TH ALG SD LAST MENTD L = WITH NASSAU RD N 53° 21' W 60 FT TO E L OF LOT 23

TH ALG LAST MENTD L N 36° 39' E 187.89 FT TO NASSAU RD AT B

BG LOT 22 SD MAP

TOGETHER WITH ALL RIGHT TITLE & INT OF @ IN & TO SO MUCH OF NASSAU RD AS LIES IN FRONT OF SD PREM TO CENTRE L THF

SUB TO MTG $1250 NOW ON PROP & SUB TO EXISTING RESTRS OF RECORD

RECITES SA V 51 326-328

8-12—10M—G

C 35 NTTY

3.B.14

APPLICATION NO.
EXAMINED
RECORD OF INSTRUMENT

DEED Block No.

Date of Deed AUG 1/12 191 Liber pa.

Cons. $ 1 Ack'd OCT 22/12 191 Recorded OCT 24/12 191

Grantors

GODFREY CORPORATION
A CORP

Grantees

M TERESA THOMPSON

Premises

TOWN OF MONT

B AT PT IN S S OF NASSAU ROAD DIST E ALG SD LINE 603 44/100 FT FR ITS INTERSECT WITH THE E LINE OF VALLEY ROAD SD PT BG THE NE COR OF LOT NO 23 ON "MAP OFPROP OF GODFREY CORPORATION, UPPER MONTCLAIR, MADE MAR 20,1912 BY F W CRANE, C E

TH ALG SD S S OF NASSAU ROAD S 53° 21' E 60 FT TO W LINE OF LOT NO 21 ON SD MAP

ALG SD LAST MENTD LINE S 36° 39' WEST AT L TO NASSAU ROAD 187 89/100 FT TO S LINE OF THE LOTS FACING ON NASSAU ROAD

ALG SD LAST MENTD LINE = NASSAU ROAD N 53° 21' W 60 FT TO E LINE OF LOT NO 23

ALG SD LAST MENTD LINE N 36° 39' E 187 89/100 FT TO NASSAU ROAD AT THE B

BG LOT NO 22 ON SD MAP

OVER

TOGETHER WITH ALL THE RGHT, TITLE AND INT OF THE ⊕ IN & TO SO MUCH OF NASSAU ROAD AS LIES IN FRONT OF SD PREM TO THE CENTRE LINE THF

SUB TO THE RESTRS THAT FOR A PERIOD OF 25YRS FR THE DATE HEREOF, SD PREM SHALL BE USED FOR RESIDENTAIL PURPOSES ONLY, AND THAT THERE SHALL BE BUILT THEREON ONLY ONE SINGLE FAMILY DLWG HOUSE TO COST NOT LESS THAN $5000 WHEN ERECTED, THE FONRT LINE THF TO BE LOCATED 35 FT BACK FR THE FRONT LINE OF THE LOT, ANY SUCH HOUSE, IF BUILT PRIOR TO JAN 1ST, 1917 TO BE BUILT FR PLANS TO BE APPROVED BY A W GODFREY OR THE GODFREY CORPORATION, SIUTABLE AND NECESSARY OUTBLDGS TO BE USED IN CONNECTION WITH A PRIVATE RESIDENCE MAY BE BUILT AT ANY PT NOT NEARER THAN 100 FR FR THE S LINE OF NASSAU ROAD

RECITES SA G 51 483 THIS DEED BG GIVEN TO CORRECT AN ERROR IN THIS DESCRPT.

44 J WTTY

5-12—10M—G

APPLICATION NO.
EXAMINED
RECORD OF INSTRUMENT

DEED

Block No.

Date of Deed AUG 1/12 191 Liber pa.

Cons. $ 1. Ack'd AUG 8/12 191 Recorded AUG 9/12 191

Grantors

GODFREY CORPORATION
A CORP

Grantees

M. TERESA THOMPSON.

Premises

TOWN OF MONT 6

B AT A PT IN S S OF NASSAU RD DIST E 303 19/100 FT FR E L OF VALLEY RD, SD PT BG THE NE COR OF LOT NO 23 ON MAP OF PROP OF © UPPER MONT MADE NOV 18 1911 F.W. CRANE C.E.

TH ALG S S OF NASSAU RD S 53° 21' E 60 FT TO W L OF LOT NO 21 ON SD MAP

TH ALG LAST MENTD LINE S 36° 39' W AT L TO NASSAU RD 187 89/100 FT TO S L OF LOTS FACING ON NASSAU RD

TH ALG LAST MENTD LINE = WITH NASSAU RD N 53° 21' W 60 FT TO E L LOT NO 23

TH ALG LAST MENTD LINE N 36° 39' E 187 89/100 FT TO NASSAU RD AT PL OF B,

BG LOT NO 22 ON SD MAP

TOGETHER WITH ALL RIGHT TITLE & INT IN & TO NASSAU RD IN FRONT SD PREM, TO THE CENTRE LINE THF.

OVER

SUB TO THE RESTRS HOWEVER, THAT FOR A PERIOD OF 25 YRS FR THE DATE HEREOF SD PREM SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY, & THAT THERE SHALL BE BUILT THEREON ONLY ONE SINGLE FAMILY DWLG HOUSE TO COST NOT LESS THAN $5000. THE FRONT LINE THF TO BE LOCATED 35 FT BACK FR THE FRONT LINE OF THE LOT, ANY SUCH HOUSE, IF BUILT PRIOR TO JAN 1 1917, TO BE BUILT FR PLANS TO BE APPD BY A, W, GODFREY OR THE GODFREY CORPORATION, SUITABLE & NECESSARY OUT BLDGS TO BE USED IN CONNECTION WITH A PRIVATE RESIDENCE MAY BE BUILT ON THE LOT NOT NEARER THAN 100FT FR THE S L OF NASSAU RD.

RECITES ---

B 65 B & S
64

MAP 3 BLOCK B LOT 15 ✓

APPLICATION NO.
EXAMINED
RECORD OF INSTRUMENT

HAB: UNTO ..... AND ..... HEIRS,
SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

✓ A.M.W.

DEED ..... BLOCK ..... NO. .....

DATE OF DEED JUN 13/29 19 ..... LIBER ..... PA. .....

CONS. $ 1 ACK'D JUN 13/29 19 ..... RECORDED JUN 14/29 19 .....

GRANTORS

GRACE F. TAYLOR UNMARRIED

GRANTEES

WILLIAM H NAGEL
MARTHA JULIA NAGEL HIS WF

PREMISES

MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE ..... AND TO ..... HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT A PT IN S S NASSAU RD DIST E ALG SA 543.44 FT FR ITS INTER WITH E S VALLEY RD SD PT BG AT NE COR OF LOT 24 ON MAP ENTITLED "MAP OF PROP OF GODFREY CORPORATION UPPER MONT" MADE MAR 20 1912 BY F W CRANE C E

TH ALG SD S S NASSAU RD S 53° 21' E 60 FT TO W L LOT #22

TH ALG SD LAST MENTD L S 36° 39' W 187.89 FT TO REAR L LOTS FRTG ON MACOPIN AV BG S L OF WHOLE TR SHOWN ON SD MAP

TH ALG SD LAST MENTD L N 53° 21' W 60 FT TO E L LOT 24 ON SD MAP [OVER]

FIDELITY UNION TITLE AND MORTGAGE GUARANTY COMPANY.

T. 29 1-29 50M F.

TH ALG SD LAST MENTD L N 36° 39' E 187.89 FT TO NASSAU RD AT PT OF B

BG LOTS 23 ON ABV MENTD MAP

TOGETHER WITH ALL RIGHT TITLE & INT OF ω IN & TO SO MUCH OF NASSAU RD AS LIES IN FRONT OF SD PREM TO CEN L THF

RECITES SA PREM COVD TO GRACE F TAYLOR BY ω BY DEED EDT

SUB TO RESTR OF REC

SUB ALSO TO ALL LIENS & ENCUM THAT MAY EXIST AGST SD PRE.

B 61 B & S

MAP 3 BLOCK B LOT 15 ✓

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO ..... AND ..... HEIRS,
SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

DEED ..... BLOCK ..... NO. .....

DATE OF DEED JUN 13/29 19 ..... LIBER ..... PA .....

CONS. $ 1 ACK'D JUN 13/29 19 ..... RECORDED JUN 14/29 19 .....

GRANTORS

MARTHA JULIA NAGEL
WILLIAM H NAGEL HER HUS

GRANTEES

GRACE F TAYLOR

PREMISES MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE ..... AND TO ..... HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT A PT IN S S NASSAU RD DIST E ALG SA 543.44 FT FR ITS INTER WITH E S VALLEY RD SD PT BG AT NE COR OF LOT 24 ON MAP ENTITLED "MAP OF PROP OF GODFREY CORP UPPER MONT" MADE MAR 20 1912 BY F W CRANE C E
TH ALG SD S S NASSAU RD S 53° 21' E 60 FT TO W L LOT 22
TH ALG SD LAST MENTD L S 36° 39' W 187.89 FT TO REAR L LOTS FRTG ON MACOPIN AV BG S L OF WHOLE TR SHOWN ON SD MAP
TH ALG SD LAST MENTD L N 53° 21' W 60 FT TO E L LOT 24
TH ALG SD LAST MENTD L N 36° 39' E 187.89 FT TO NASSAU RD AT PT OF B [OVER]

✓ A.M.W.

FIDELITY UNION TITLE AND MORTGAGE GUARANTY COMPANY.

T. 29 1-29 50M F.

BG LOT 23 ON ABV MENTD MAP
TOGETHER WITH ALL RIGHT TITLE & INT OF ☺ IN & TO SO MUCH
OF NASSAU RD AS LIES IN FRONT OF SD PREM TO CEN L THF
SUB TO RESTR OF REC
RECITES SA H-71 76-77

W 35 B & S

MAP 3 BLOCK B LOT 15 ✓

T. 29 5-24 50M

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

DEED Block No.

Date of Deed SEPT 13/24 19 Liber pa.

Cons. $ 1 Ack'd SEPT 13/24 19 Recorded SEPT 23/24 19

Grantors

RICHARD T JOHNSTON
MAY CISM HIS WF

X

NO STAMPS

✓

Grantees

MARTHA JULIA GOETZEN

Premises TOWN MONT

B AT PT IN S S OF NASSAU RD DIST E ALG SA 543.44 FT FR ITS INTER WITH E S OF VALLEY RD SD PT BG AT NE COR OF LOT 24 ON "MAP OF PROP OF GODFREY CORP'L UPPER MONT N J" MADE MAR 20,1912 BY F W CRANE, C E

TH ALG S S OF NASSAU RD S 53° 21' E 60 FT TO W L OF LOT 22 ON SD MAP

TH ALG LAST MENTD L S 36° 39' W 187.89 FT TO REAR L OF LOTS FRNTG ON MACOPIN AV BG S L OF WHOLE TR SHOWN ON SD MAP

TH ALG LAST MENTD L N 53° 21' W 60 FT TO E L OF LOT 24 SD MAP

TH ALG LAST MENTD L N 36° 39' E 187.89 FT TO NASSAU RD AT B

BG LOT 23 ABV MENTD MAP

TOGETHER WITH ALL RIGHT TITLE & INT OF GR IN & TO SO MUCH OF NASSAU RD AS LIES IN FRONT OF SD PREM TO CEN L THF

OVER

SUB TO RESTRS THAT PREM SHALL BE USED FOR RESI PUR ONLY, THAT THERE SHALL BE ERECTED THERE ON ONLY 1 SINGLE FAMILY DWELLING HOUSE, TO COST NOT LESS THAN $5000 WHEN ERECTED & TO BE SO LOC THAT FRONT L SHALL BE AT LEAST 35 FT FR NASSAU RD. SUITABLE & NECESSARY OUTBLDGS TO BE USED IN CONNECTION WITH PRIV RESI MAY BE ERECTED AT ANY PT ON LOT, NOT LESS THAN 100 FT FR NASSAU RD ABV RESTRS TO RUN FOR 25 YRS FR JAN 1/12

RECITES SA INTENDED TO BE CONVD BY P 70 399-401 & WHICH DEED WAS DEFECTIVE & THIS DEED IS GIVEN TO PERFECT TITLE TO PREM IN MARTHA JULIA GOETZEN TO WHOM SD PREM WERE HERETOFORE CONVD BY LOMBARD CONSTRUCTION & REALTY COMPANY

W 12 WTTY

T. 29 5-24 50M

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

MAP 3 BLOCK B LOT 15 ✓

DEED Block No.

Date of Deed JUNE 21/24 19 Liber pa.

Cons. $ 1 Ack'd JUNE 21/24 19 Recorded JUNE 24/24 19

Grantors

LOMBARD CONSTRUCTION & REALTY COMPANY

CORP N J

$2 STAMPS

Grantees

MARTHA JULIA GOETZEN

Premises TOWN MONT

B AT PT IN S S NASSAU RD DIST E ALG SA 543.44 FT FR ITS INTER WITH E S OF VALLEY RD SD PT BG AT NE COR OF LOT 24 ON MAP ENTITLED "MAP OF PROP OF GODFREY CORP, UPPER MONTCLAIR, N J" MADE MAR 20,1912 BY F W CRANE, C E

TH ALG SD S S OF NASSAU RD S 53° 21' E 60 FT TO W L OF LOT 22 SD MAP

TH ALG SD LAST MENTD L S 36° 39' W 187.89 FT TO REAR L OF LOTS FRNTG ON MACOBIN AV BG S L OF WHOLE TR SHOWN ON SD MAP

TH ALG SD LAST MENTD L N 53° 21' W 60 FT TO E L OF LOT 24 SD MAP

TH ALG LAST MENTD L N 36° 39' E 187.89 FT TO NASSAU RD & B

BG LOT 23 ABV MENTD MAP

TOGETHER WITH ALL RIGHT TITLE & INT OF GR IN & TO SO MUCH OF NASSAU RD AS LIES IN FRONT OF SD PREM TO CENTER L THF

OVER

SUB TO RESTRS THAT PREM SHALL BE USED FOR RESI PUR ONLY, THAT THERE SHALL BE ERECTED THEREON ONLY 1 SINGLE FAMILY DWELLING HOUSE TO COST NOT LESS THAN $5000 WHEN ERECTED, & TO BE SO LOCATED THAT FRONT L SHALL BE AT LEAST 35 FT FR NASSAU RD. SUITABLE & NECESSARY OUTBLDGS TO BE USED IN CONNECTION WITH PRIV RESI MAY BE ERECTED AT ANY PT ON LOT NOT LESS THAN 100 FT FR MXXXXXX NASSAU RD. ABV RESTRS TO RUN FOR 25 YRS FR JAN 1/12

101 J

WTTY

MAP 3 BLOCK B LOT 15 ✓

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

DEED Block No.

Date of Deed MAY 31 1924 19 Liber pa.

Cons. $ 1 Ack'd MAY 31 1924 19 Recorded JUNE 3 1924 19

Grantors

RICHARD T. JOHNSTON

--

$1

Grantees

LOMBARD CONSTRUCTION & REALTY & B COMPANY.

Premises

TOWN OF MONT

B AT A PT IN THE S S OF NASSAU RD DIST E ALG SA 543 44/100 FT FR THE E S OF VALLEY ROAD, SD PT BG AT THE NE COR LOT 24 ON MAP GODFREY CORP MADE MAR 20 1912 BY F. W. CRANE C. E.

TH ALG S S OF NASSAU RD S 53° 21' E 60 FT TO W S LOT 22 SD MAP

TH ALG LAST MENTD LINE S 36° 39' W 187 89/100 FT TO REAR LOTS FRTG ON MACOPIN AV BG THE SLY LINE OF THE WHOLE TRACT SHOWN ON SD MAP

TH ALG LAST MENTD LINE N 53° 21' W 60 FT TO E S OF LOT 24 ON SD MAP

TH ALG SA N 36° 39' E 187 89/100 FT TO NASSAU RD BG LOT 23 ON SD MAP.

TOGETHER WITH ALL RIGHT TITLE & INT IN FRONT SD PREM TO CENTER LINE THF. SUB TO RESTRS XX TO

FOR 25 YRS FR JAN 1 1912

W 15 WTTY

MAP 3 BLOCK B LOT 15 ✓

T. 29 8-22 15M

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

3-B-

DEED Block No.

Date of Deed OCT 2/22 19 Liber pa.

Cons. $ 1 Ack'd OCT 4/22 19 Recorded OCT 6/22 19

Grantors

GODFREY CORPORATION

CORP N J

$2 STAMPS.

Grantees

RICHARD T JOHNSTON

Premises

T OWN MONT

B AT PT IN S S OF NASSAU RD DIST E ALG SA 543.44 FT FR ITS INTER WITH E S OF VALLEY RD SD PT BG NT NE COR OF LOT 24 ON MAP ENTITLED "MAP OF PROP OF GODFREY CORP, UPPER MONT N J" MADE MAR 20, 912 BY F W CRANE, C E

TH ALG SD S S OF NASSAU RD S 53° 21' E 60 FT TO W L OF LOT 22 ON SD MAP

TH ALG SD LAST MENTD L S 36° 39' W 187.89 FT TO REAR L OF LOTS FRNTG ON MACOPIN AV BG S L OF WHOLE TRACT SHOWN ON SD MAP

TH ALG SD LAST MENTD L N 53° 21' W 60 FT TO E L OF LOT 24 ON SD MAP

THALG SD LAST MENTD L N 36° 39' E 187.89 FT TO NASSAU RD AT B

BG LOT 23 ON ABV MENTD MAP

OVER

TOGETHER WITH ALL RIGHT, TITLE & INT OF ⓓ IN & TO SO MUCH OF NASSAU RD AS LIES IN FRONT OF SD PREM TO THE CENTRE L THF,

SUB TO RESTRS THAT SD PREM SHALLBE USED FOR RESIDENTIAL PURPOSES ONLY THAT THERE SHALL BE ERECTED THEREON ONLY ONE SINGLE FAMILY DWELLING HOUSE, TO COST NOT LESS THAN $5000 WHEN ERECTED & TO BE SO LOCATED THAT THE FRONT L SHALL BE AT LEAST 35 FT FR NASSAU RD. SUITABLE & NECESSARY OUTBLDGS TO BE USED IN CONNECTION WITH PRIV RESIDENCE MAY BE ERECTED AT ANY PT ON LOT, NOT LESS THAN 100 FT FR NASSAU RD.

THE ABV RESTRS ARE TO RUN FOR 25 YRS FR JAN 1,1912

N J Realty Title Ins Co

ASSESSOR'S OFFICE RECEIVED NOV 18 1969 Per

32660

BOOK 4325 PAGE 130

103—DEED - BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. FS21 COPYRIGHT© 1965 BY ALL-STATE OFFICE SUPPLY CO. 49 EDISON PLACE, NEWARK, N. J. 07102

This Deed, *made the* 16th *day of* October 19 69,

Between LEILA V. EBERT, widow

residing at 22 Nassau Road
in the Town *of* Montclair *in the County of* Essex *and State of* New Jersey *herein designated as the Grantors,*

And

PIERRE H. HANSOT and ELIZABETH B. HANSOT, his wife about to reside at 22 Nassau Road

~~residing or located at~~
in the Town *of* Montclair *in the County of* Essex *and State of* New Jersey *herein designated as the Grantees;*

Witnesseth, *that the Grantors, for and in consideration of*

- - - -THIRTY ONE THOUSAND ($31,000.00) DOLLARS - - - - - - - - - - - - -

lawful money of the United States of America, to the Grantors 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 Grantors being therewith fully satisfied, do 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* Town *of* Montclair *in the County of* Essex *and State of New Jersey, more particularly described as follows:*

BEGINNING at a point in the southerly side of Nassau Road distant easterly along the same 483.44 feet from its intersection with the easterly side of Valley Road, said point of beginning being the northeasterly corner of lot #25 on "Map of property of Godfrey Corporation, Upper Montclair, N.J." made March 20, 1912 by F. W. Crane, C.E."; thence (1) along said southerly side of Nassau Road south 53 degrees 21 minutes east 60 feet to the westerly line of Lot #23 on said map; thence (2) along said last mentioned line south 36 degrees 39 minutes west 187.89 feet to the southerly line of the whole tract as shown on said map; thence (3) along said last mentioned line north 53 degrees 21 minutes west 60 feet to the easterly line of lot #25 on said map; thence (4) along said last mentioned line north 36 degrees 39 minutes east 187.89 feet to Nassau Road and the point or place of BEGINNING.

BEING Lot #24 on the above mentioned map.

The foregoing description is in accordance with a survey made by Frank D. Leffingwell, dated June 28, 1938.

BEING the same premises conveyed to George M. Ebert and Leila V. Ebert, his wife, by Frank S. Ulicny, single, by deed dated July 29, 1938 and recorded August 31, 1938 in Essex County Deed Book N 94 at pages 40-41. The said George M. Ebert died on October 23, 1967 a resident of Essex County, N.J. leaving a Last Will and Testament which was duly probated in the Essex County Surrogate's Office.

COUNTY OF ESSEX
CONSIDERATION 31,000.00
REALTY TRANSFER FEE 31.00
DATE BY

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J. OCT 20 11 27 AM '69

DEPUTY REGISTER

2516088

22 Nassau Rd.

MAP 3 BLOCK 13 LOT 16

R 2 B&S

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG

MAP 3 BLOCK B LOT 16

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO _____ AND _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

DEED _____ Block _____ No. _____

Date of Deed JULY 29/38 19____ Liber N 94 pa. 40-41

Cons. $ 1 Ack'd AUG 23/38 19____ Recorded AUG 31/38 19____

Grantors

FRANK S ULICNY, SINGLE
IRV

NO STAMPS
ACK'D- R M DIX, NCC

Grantees

GEORGE M EBERT &
LEILA V EBERT, HIS WF
MONT

Premises

MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE _____ AND TO _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT PT IN S S NASSAU RD DIST E ALG SA 483.44 FT FR INTER WITH E S VALLEY RD SD PT OF B
BG NE COR OF LOT 25 ON "MAP PROP GODFREY CORP , UPPER MONT, NJ MADE MAR 20/12 BY F W CRANE, C E "
TH ALG S S NASSAU RD S 53° 21' E 60FT TO W L OF LOT 23 ON SD MAP
TH ALG LAST MENTD L S 36° 39' W 187.89FT TO S S WHOLE TR AS SHOWN ON XX MAP
TH ALG LAST MENTD L N 53° 21' W 60FT TO E L OF LOT 25 ON SD MAP
TH ALG LAST MENTD L N 36° 39' E 187.89FT TO NASSAU RD AND B

[OVER]

USM

T532 4-38-12M SSP
N. J. R. T. I. CO.

BG LOT 24 ON ABV MENTD MAP
DESCPT ACCD RD WITH SUR MADE BY FRANK D LEFFINGWELL, DT JUNE 28/38

R 1 WTTY

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG

MAP 3 BLOCK B LOT 16

APPLICATION NO. _____

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO _____ AND _____ HEIRS,
SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

T532 4-38-12M SSP
N. J. R. T. I. CO.

DEED _____ Block _____ No. _____

Date of Deed JULY 29/38 19____ Liber N 94 pa. 39-40

Cons. $ 1 Ack'd AUG 23/38 19____ Recorded AUG 31/38 19____

Grantors

GEORGE M EBERT &
LEILA V EBERT, HIS WF
MONT

NO STAMPS
ACK'D- R M XXXX DIX, MCC

Grantees

FRANK S ULICNY
IRV

Premises MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE _____ AND TO _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT PT IN S S NASSAU RD DIST E ALG SA 483.44
FT FR INTER WITH E S VALLEY RD SD PT OF B BG
NE COR OF LOT 25 ON "MAP OF PROP GODFREY CORP
UPPER MONT, NJ" MADE MAR 20/12 BY F W CRANE, C E"
TH ALG S S OF NASSAU RD S 53° 21' E 60FT TO
W L OF LOT 23 ON MAP
TH ALG LAST MENTD L S 36° 39' W 187.89FT
TO S L OF WHOLE TR AS SHOWN ON SD MAP
TH ALG LAST MENTD L N 53° 21' W 60FT TO E L
OF LOT 25 ON SD MAP
TH ALG LAST MENTD L N 36° 39' E 187.89FT
TO NASSAU RD AND B
BG LOT 24 ON ABV MENTD MAP

[OVER]

WSM

DESCPT ACCORD WITH SUR MADE BY FRANK D LEFFINGWELL, DT JUNE 28/38

H 71 WTTY

MAP 3 BLOCK B LOT 16

T 29 7-23 85M

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

DEED

Block No.

Date of Deed FEB 5 1924 19 Liber pa.

Cons. $ 1 Ack'd FEB 5 1924 19 Recorded FEB 7 1924 19

Grantors

LOUIS J. POLIFEME
FLORENCE M. POLIFEME HIS WF

$1. STAMPS

Grantees

GEORGE M. EBERT

Premises TOWN OF MONT

B AT PT IN S SIDE OF NASSAU RD DIST E ALG SA 483.44 FT FR ITS INTER WITH E S OF VALLEY RD SD PT BG NE COR OF LOT#75 ON "MAP OF PROP OF GODFREY CORP, UPPER MONT, N J, MADE MARCH 20 1912 BY F. W. CRANE C E

TH ALG SD S S OF NASSAU RD S 53° 21' E 60 FT TO W L OF LOT#23 ON SD MAP

TH ALG SD LAST MENTD L S 36° 39' W 187.89 FT TO S L OF WHOLE TRACT AS SHOWN ON SD MAP

TH ALG SD LAST MENTD L N 53° 21' W 60 FT TO E L OF LOT#25 ON SD MAP

TH ALG SD LAST MENTD L N 36° 39' E 187.89 FT TO NASSAU RD AT B

BG LOT#24 ON ABV MENTD MAP

RECITES SA C-65 16

[OVER]

SUB TO RSTRS IN MTG S-32 133 AS FOLLOWS -

THAG SD PREM SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY, THAT THERE SHALL BE ERECTED THEREON ONLY ONE SINGLE FAMILY DWELLING HOUSE TO COST NOT LESS THAN $5000 WHEN ERECTED & TO BE LOCATED SO THAT THE FRONT L SHALL BE AT LEAST 35 FT FR NASSAU RD SUITABLE & NECESSARY OUTBLGS TO BE USED IN CONNECTION WITH A PRIVATE RESIDENCE MAY BE ERECTED AT ANY PT ON THE LOT NOT LESS THAN 8 100 FT FR NASSAU RD

ABV RSTRS ARE TO RU FOR A PERIOD OF 25 YRS FR JAN 1 1912

SUB TO MTG IN SUM OF$1000. NOW A LIEN ON HEREINABV DSCRD PREM

8-20-15M.—B.

W 62 WTTY

APPLICATION No.

EXAMINED

RECORD OF INSTRUMENT

3 B 16

DEED Block No. MAP BLOCK LOT

Date of Deed APR 4/21 19 Liber pa.

Cons. $ 1 Ack'd APR 4/21 19 Recorded APR 12/21 19

Grantors

GODFREY CORPORATION
CORP N J

$1 STAMPS

Grantees

LOUIS J POLIFEME

Premises TOWN MONT

B AT PT IN S S OF NASSAU RD DIST E ALG SA 483.44 FT FR ITS INTER WITH E S OF VALLEY RD SD PT BG NE COR OF LOT 25 ON MAP OF PROP OF GODFREY CORP UPPER MONT, N J MADE MAR 20, 1912 BY F W CRANE C E

TH ALG SD S S OF NASSAU RD S 53° 21′ E 60 FT TO W L OF LOT 23 ON SD MAP

TH ALG SD LAST MENTD L S 36° 39′ W 187.89 FT TO S L OF WHOLE TRACT AS SHOWN ON SD MAP

TH ALG SD LAST MENTD L N 53° 21′ W 60 FT TO E L OF LOT 25 ON SD MAP

TH ALG SD LAST MENTD L N 36° 39′ E 187.89 FT TO NASSAU RD AT B

BG LOT 24 ON ABV MENTD MAP

TOGETHER WITH ALL RIGHT TITLE & INT OF GR IN & TO SO MUCH OF NASSAU RD AS LIES IN FRONT OF SD LOT TO CENTER L THF

OVER

SUB TO RESTRS THAT SD PREM SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY, THAT THERE SHALL BE ERECTED THEREON ONLY I SINGLE FAMILY DWELLING HOUSE, TO COST NOT LESS THAN $5000 WHEN ERECTED, & TO BE LOCATED SO THAT FRONT L SHALL BE KX AT LEAST 35 FT FR NASSAU RD SUITABLE & NECESSARY OUTBLDGS TO BE USED IN CONNECTION WITH PRIV RESIDENCE MAY BE ERECTED AT ANY PT ON LOT, NOT LESS THAN 100 FT FR NASSAU RD. THE ABV RESTRS ARE TO RUN FOR 25 YRS FR JAN 1,1912

SUB ALSO TO MTG OF $1000 NOW COVERING SD PREM & HELD BY WALTER W WARD, WHICH MTG @ ASSUMES AS CONSIDERATION FOR THIS DEED

8-11-20M

APPLICATION No.
EXAMINED
RECORD OF INSTRUMENT

C 25 WTTY

F.W.R

DEED

Block ..... No. .....

Date of Deed NOV 1/11 191 Liber pa. 3-13. Part 16 Rear land

Cons. $ 1 Ack'd NOV 18/11 191 Recorded NOV 29/11 191

Grantors

GODFREY CORPORATION
A CORP

Grantees

TRI STATE REALTY ASSOCIATION
A CORP

Premises TOWN OF MONT

B I N E L OF PROP TO BE CONVD TO AARON W,GODFREY BY THE TRI STATE REALTY ASSOCAITON,FACING ON MACOPIN AV, DIST N 125 FT FR THE N S OF MACOPIN AV

TH ALG SD E L OF LD OF A,W,GODFREY,N23° 7' E 25 FT

S 66° 53' E = TO AND 150 FT FR MACOPIN AV 147 FT TO THE E L OF LD OF SD GODFREY, FM Y FORCE

ALG SD LD S 75° 18' 40" W 139 FT TO LD OF THE TRI STATE REALTY ASSOCAITION

ALG SD LD N 7° 50' W 70 72/100 FT TO B

RECITES,---

BAKER PRINTING CO. NEWARK.

103—N. J. DEED—BARGAIN AN[redacted] (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. C J Z D

ASSESSOR'S OFFICE
ALL-S[redacted] OFFICE SUPPLY CO.
RECEIVED
SEP 29 1960

BOOK 3740 PAGE 390

This Indenture,

Made the seventh *day of* September *in the year of our Lord* One Thousand Nine Hundred and Sixty

Per

RECEIVED & RECORDED
REGISTER'S OFFICE
ESSEX COUNTY, N. J.
SEP 0 9 50 AM '60
Otis W. Meyer
REGISTER

Between

JOHN STUART McKEAN and BARBARA P. McKEAN, his wife

residing at 20 Nassau Road *in the* Town of Montclair *in the County of* Essex *and State of* New Jersey *party of the first part;*

And

EDWIN A. FEINOUR and EMILIE P. FEINOUR, his wife

of *the* Town of Montclair *in the County of* Essex *and State of* New Jersey *party of the second part:*

R.S. 23.65

Witnesseth, *that the said party of the first part, for and in consideration of* ONE DOLLAR ($1.00) *lawful money of the United States of America,* and other good and valuable consideration *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* Town of Montclair *in the County of* Essex *and State of* New Jersey

BEGINNING at a point in the southerly side of South Branch of Nassau Road as shown on Map of Mr. A. W. Godfrey, Montclair, New Jersey, made September 22, 1911 by F. W. Crane, C. E., distant westerly along said side 236.26 feet from its intersection with the westerly side of Patton Place; thence along the southerly side of Nassau Road north 53 degrees 21 minutes west 60 feet; thence at right angles to Nassau Road south 36 degrees 39 minutes west 187.89 feet to rear line of property fronting on Macopine Avenue; thence along said last mentioned line parallel with Nassau Road south 53 degrees 21 minutes east 60 feet; thence north 36 degrees 39 minutes east 187.89 feet to Nassau Road at point of BEGINNING.

The above description is in accordance with survey of George C. Pranis, dated February 14, 1947.

Being premises known as #20 Nassau Road, Montclair, New Jersey.

SUBJECT to terms of party driveway agreement recorded in Book O-100 page 278 and as shown on survey made by George C. Pranis, Surveyor, dated February 14, 1947.

SUBJECT to telephone and electric utility easements, restrictions of record, if any, and zoning ordinances.

Being the same premises conveyed to the parties of the first part by James S. Casey and Dorothea C. Casey, his wife, by deed dated May 17, 1960 and recorded in the Essex County Register's Office in Book 3493 of Deeds, page 92.

20 Nassau Road 7580

91 P 150

Book 17

#20 L.G.

325404

ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK B LOT 17

20 Nassau Rd

B & S

DEED 6200

By JAMES S. CASEY AND DOROTHEA C.
HIS WIFE
#20 NASSAU RD MONTCLAIR

To JOHN STUART MC KEAN AND S. wf
BARBARA HIS WIFE
#616 BERTONLEY AV CHARLOTTE,
NO CAROLINA

Block ..... Lot .....

Dated 5-17-57 Ack 5-31-57

Rec. 6-14-57 Book 3493 92

Returned to: Frederick W. Margaritell
819 Pompton Av
Cedar Grove, N.J.

Stamps $21.45 Cons. $1.

Liens ---

ASSESSOR'S OFFICE RECEIVED JUL 1 1957 Per

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B at a pt in the S si of South Branch of Nassau Rd as shown on Map of Mr. A. W. Godfrey, Montclair, N.J. made Sept 22, 1911 by F. W. Crane, C. E. W alg sd si 236.26 ft fr its inter with the W si of Patton Place;
Th alg the S si of Nassau Rd N 53 deg 21 min W 60 ft.;
Th at r/a to Nassau Rd S 36 deg 39 min W 187.89 ft to rear li of prop frtg on Macopine Av.;
Th alg sd last men li paral with Nassau Rd S 53 deg 21 min E 60 ft.;
Th N 36 deg 39 min E 187.89 ft to Nassau Rd at pt of Beginning.
Des is in accord with Sur of George C. Pranis Feb 14, 1947.

RECITES: SA: 3076 pg 501
Kn as 20 Nassau Rd Mtclr
Sub to agreement in 0.100 pg 278 as shown on Sur by George C.Pranis Feb 14,1957. Dated May 17,1957 but not delivered until June 13,1957

#20 A. R. **ESSEX COUNTY REGISTER'S OFFICE**

20 Nassau Rd
6200

MAP 3 BLOCK B LOT 17

W **DEED**

By FRANK A. SANTINA &
HELEN S. HIS WIFE
TOWNSHIP OF CEDAR GROVE

To

JAMES S. CASEY &
DOROTHEA C. HIS WIFE
MONTCLAIR

Block ..... Lot .....

Dated 10/3/52 Ack 10/3/52

Rec. 10/6/52 Book 3076 501

Returned to: Frederick W. Margaritell
819 Pompton Ave.,
Cedar Grove

Stamps $18.70 Cons. $1.00

Liens -

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B at a pt in the S s of South Branch of Nassau Rd as shown on Map of A. W. Godfrey, Montclair, N. J. made Sept. 22, 1911 by F. W. Crane, C. E. dist W alg the sd s 236.26 ft fr its int with the W s of Patton Pl.,
TH alg the S s of Nassau Rd N 53° 21 min W 60 ft
TH at r/a to Nassau Rd S 36° 39 min W 187.89 ft to the rear line of Property frntg on Macopine Ave.,
TH alg sd l/m line par with Nassau Rd S 53° 21 min E 60 ft
TH N 36° 39 min E 187.89 ft to Nassau Rd at pt of B.
Known as 20 Nassau Rd.
Survey by George C. Pranis, Montclair, dated Feb. 14, 1947.

ASSESSOR'S OFFICE
RECEIVED
OCT 7 1952
Per

18 E Z

ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK B LOT 17

20 Nassau 5300

W **DEED**

By FRANCIS D. WELL, ETHEL B. WIFE
MONTCLAIR N J

To FRANK A. SANTINA, HELEN S.
W I F E

Block Lot

Dated 6-23-47 Ack 6-23-47

Rec 7-8-47 Book

Returned to:
Boyd, Dodd, Keer & Booth
483 Bloomfield Ave
Montclair N J

Stamps $6.70 (V) Cons. $1.

Liens NONE

ASSESSOR'S OFFICE RECEIVED SEP 13 1947 Per

all INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B at pt in the S si of South Branch of Nassau Rd as shown on Map of Mr. A.W. Godfrey, Montclair, NJ made Sept. 22, 1911 by F.W. Crane, C.E. dis W alg sa si 236.26' from its intersect with W si of Patton Pl.

TH alg the S si of Nassau Rd N 53° 21' W 60';
TH at r/a to Nassau Rd S 36° 39' W 187.89' to rear l of property fronting on Macopine Ave;
TH alg sa last mentioned l paral with Nassau Rd S 53° 21' E 60';
TH N 36° 39' E 187.89' to Nassau Rd at pt of B.

B kn as No. 20 Nassau Rd. Montclair N J

The above descrip is in accord. with survey of George C. Pranis, Feb. 14, 1947.

RECITES SA B sa prem con to the parties of the first part by Edwin A. Parker and Hazel B. Parker, his wife, deed dated Feb. 21, 1947 and recorded Feb. 27, 1947.

#12 AON

ESSEX COUNTY REGISTER'S OFFICE

20 Nassau Rd, 5300

MAP 3 BLOCK B LOT 17

B

W **DEED**

By

EDWIN A PARKER & HAZEL B WIFE
MONTCL

To

FRANCIS D WELLS & ETHEL B WIFE
MONTCL

Block **Lot**

Dated 2-10-47 **Ack** 2-10-47

Rec 2-27-47 **Book** M-109 125

Returned to: Boyd Dodd K & B
483 Bloomfield Ave Montcl

Stamps $16.50 **Cons.** $1.

Liens None

ASSESSOR'S OFFICE RECEIVED AUG 18 1947 Per

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B at a pt in the S sd of Southbranch of Nassau.Rd as shown on Map of Mr A W Godfrey Montcl made Sept 22 1911 by F W Crane C E dist W alg sd sd 236.26 ft from its inter with the W sd of Patton Pl

TH alg sd S sd of Nassau Rd N 53° 21' W 60.00 ft

TH at r/a to Nassau Rd S 36° 39' " 187.89 ft to rear l of property frontg on Macopin Ave

TH alg sd last ment l par with Nassau Rd S 53° 21' E 60.00 ft

TH N 36° 39' E 187.89 ft to Nassau Rd at pl of B

RECITE S A R-100 230

D 50 WTTY

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

20 Nassau
5100

MAP 3 BLOCK B LOT 17

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO ____ AND ____ HEIRS,
SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

T 532—9-41—15M
N. J. R. T. I. CO.

DEED ____ Block ____ No. ____

Date of Deed JULY 14/ 42 19 Liber R 100 pa. 230-231

Cons. $ 1. Ack'd AUG 3/42 19 Recorded AUG 5/42 19

Grantors

RICHARD W. CHATELLIER AND

MIRIAM T. CHATELLIER, HIS WF,

MONTC.

$8.25 STAMPS

ACK'D- FRANCIS J. HOLL
NCC OF N.J.

Grantees

EDWIN A. PARKER AND

HAZEL B. PARKER, HIS WF,

MONTCLAIR, N.J.

Premises MONTC.

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE ____ AND TO ____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT A PT IN THE S SIDE OF S BRANCH OF NASSAU RD AS SHOWN ON MAP OF MR. A.W.GODFREY MONTCLAIR, N.J. MADE SEPT 22, 1911 BY F.W. CRANE, C.E. DIST W ALG SD SIDE 236.26 FT FR ITS INTER WI THE W SIDE OF PATTON PL,
TH ALG THE S SIDE OF NASSAU RD N 53°21' W 60 FT,
TH L TO NASSAU RD S 36°39' W 187.89 FT TO REAR LI OF PROP FRTG ON MACOPIN AVE,
TH ALG SD LAST MENTD LI = WI NASSAU RD S 53° 21' E 60 FT
TH N 36°39' E 187.89 FT TO NASSAU RD AT PT OFB. BG SA PREM CONVD TO ① BY MIRIAM TOWNLEY CHATELLIER BY DEED DTD MAY 15/34

[OVER]

AND ABOUT TO BE REC IN THE REG'S OFF. OF ESSEX CO. SIMUL HEREWI,
SUBJ TO ZONING ORDI OF THE TOWN OF MONTCLAIR.

D 49 WTTY

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

MAP 3 BLOCK B LOT 17

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO _____ AND _____ HEIRS,
SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

T 532—9-41—15M
N. J. R. T. I. CO.

DEED _____ Block _____ No. _____

Date of Deed MAY 15/34 19 Liber R 100 pa. 229-230

Cons. $ 1. Ack'd MAY 15/34 19 Recorded AUG 5/42 19

Grantors

MIRIAM TOWNLEY CHATELLIER,
MONTCLAIR, N.J.

$.55 STAMPS
ACK'D- HARRY BLUMENTHAL

ATTY AT LAW OF N.J.

Grantees

RICHARD W. CHATELLIER AND
MIRIAM T. CHATELLIER, HIS WF,
MONTCLAIR, N.J.

Premises MONTC.

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE _____ AND TO _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT A PT IN THE S SIDE OF S BRANCH OF NASSAU RD AS SHOWN ON MAP OF MR. A.W. GODFREY, MONTCLAIR, N.J. MADE SEPT 22, 1911, BY F.W. CRANE, C.E. DIST W ALG SD SIDE 236.26 FT FR ITS INTER WI THE S SIDE OF PATTON PL, TH ALG THE S SIDE OF NASSAU RD N 53°21' W 60 FT,
TH L TO NASSAU RD S 36°39' W 187.89 FT TO REAR LI OF PROP FRTG ON WACOPIN AVE,
TH ALG SD LAST MENTD LI = WI NASSAU RD S 53°21' E 60 FT,
TH N 36°39' E 187.89 FT TO NASSAU RD AT PT OF B. RECITES BG SA V 82 OF DEEDS, P 304-305. [OVER]

SUBJ TO RESTRS OF RECORD, AND TO RESTRS [HEREINAFTER SET FORTH]
SUBJ TO ZONING ORDINANCE OF THE TOWN OF MONTCLAIR,

TOGETHER WI THE FREE AND UNOBSTRUCTED USE TO PURCHASER OF THE STS, NASSAU RD AND PATTON PL, AS SHOWN ON SD MAP UNTIL SUCH TIME AS SD STS HAVE BEEN DEDICATED AND TAKEN OVER BY THE MUNI AUTHORITIES.

Z 25 WTTY

MAP 3 BLOCK B LOT 17

APPLICATION NO.....

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO.....AND.....HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

DEED .....BLOCK.....NO.....

DATE OF DEED JUN 4/31 19..... LIBER.....PA.....

CONS. $.....ACK'D JUN 4/31 19..... RECORDED JUN 13/31 19.....

GRANTORS

JOHN H, FABER
FLORENCE G, FABER, HIS WF

GRANTEES

MIRIAM TOWNLEY CHATELLIER

PREMISES

MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE .....AND TO .....HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT PT IN S S S BRANCH OF NASSAU RD
AS SHOWN ON MAP MR. A, W, GODFREY
MONT, N J MADE SEPT 22/11 BY F, W,
CRANE C, E, DIST W ALG SD S 236.26 FT FR
ITS INTER WITH W S PATTON PL
TH ALG S S NASSAU RD N 53° 21' W 60 FT
TH AT L TO NASSAU RD S 36° 39' E 187.89 FT
TO REAR L PROP FRONTING ON MACOPIN AVE
TH ALG SD LAST MENTD L = WITH NASSAU RD S
53° 21' E 60 FT
TH N 36° 39' E 187.89 FT TO NASSAU RD & B

[OVER]

T. 29 2-30 50M P.

FIDELITY UNION TITLE AND MORTGAGE GUARANTY COMPANY.

RECITES SA A-66 411
SUB TO RESTRS OF RECD --
SUB TO ZON ORD OF TOWN OF MONT
TOGETHER WITH FREE & UNOBSTRUCTED USE TO PURCHASER OF STS, NASSAU RD & PATTON PL AS SHOWN ON SD MAP UNTIL SUCH TIME AS SD STS HAVE BEEN DEDICATED & TAKEN OVER BY MUM AUTHORITIES

W 18 WTTY

T. 29 1-22 15M

APPLICATION NO.

EXAMINED
RECORD OF INSTRUMENT

DEED Block No. MAP 3 BLOCK B LOT 17

Date of Deed JAN 21/22 19 Liber pa.

Cons. $ 1 Ack'd JAN 21/22 19 Recorded JAN 23/22 19

Grantors

ADELAIDE GIFFIN, SINGLE

$2 STAMPS

Grantees

JOHN H FABER

Premises TOWN MONT

B AT PT IN S S OF S BRANCH OF NASSAU RD AS SHOWN ON MAP OF MR A W GODFREY, MONT N J MADE SEPT 22, 1911 BY F W CRANE, C E DIST W ALG SD S 236.26 FT FR ITS INTER WITH W S OF PATTON PL

TH ALG S S OF NASSAU RD N 53° 21' W 60 FT

TH AT L TO NASSAU RD S 36° 39' W 187.89 FT TO REAR L OF PROP FRNTG ON MACOPIN AV

TH ALG SD LAST MENTD L = WITH NASSAU RD S 53° 21' E 60 FT

TH N 36° 39' E 187.89 FT TO NASSAU RD AT B

TOGETHER WITH FREE & UNOBSTRUCTED USE TO PURCHASER OF SS, NASSAU RD & PATTON PL, AS SHOWN ON SD MAP UNTIL SUCH TIME AS SD SS HAVE BEEN DEDICATED & TAKEN OVER BY MUNICIPAL AUTHORITIES.

SUB TO RESTRS OF RECORD

RECITES SA U 52 218-220

2-13—10M—G. 48 WTTY J

3-B.17-✓

APPLICATION NO.
EXAMINED
RECORD OF INSTRUMENT

DEED Block No.

Date of Deed 191 Liber pa.

Cons. $ 1, Ack'd MAY 1/13 191 Recorded MAY 8/13 191
MAY 3/13

Grantors

MABELLE CHRISTENSEN
EDWARD G, CHRISTENSEN
HER HUS

Grantees

ADELAIDE GIFFIN.

Premises TOWN OF MONT

B AT A PT IN THE S S OF THE SLY BRANCH OF NASSAU ROAD, AS SHOWN ON MAP OF PROP OF MR. A. W. GODFREY MONT N, J, MADE SEPT 22 1911 BY FRANK W, CRANE C, E, DIST W ALG SD SIDE 236 26/100FT FR ITS INTERSECTION WITH W S OF PATTON PL
TH ALG S S OF NASSAU RD N 53° 21' W 60 FT
TH AT L TO NASSAU RD S 36° 39' W 187 89/100 FT TO THE REAR LINE OF THE PROPERTIES FRTG ON MACOPIN AV
TH ALG LAST MENTD LINE = WITH NASSAU RD S 53° 21' E 60 FT
TH N 36° 39' E 187.89/100 FT TO NASSAU RD AT PL OF B.

TOGETHER WITH THE FREEN & UNOBSTRUCTED USE TO THE PURCHASER OF THE STS NASSAU RD & PATTON PL, AS SHOWN ON SD MAP UNTIL SUCH TIME AS SD STS HAVE BEEN DEDICATED & TAKEN OVER BY THE MUNICIPAL AUTHORITIES.

OVER

SUB TO THE RESTNS THAT SD PREM SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY & THAT THERE SHALL BE BUILT THEREON ONLY ONE SINGLE FAMILY DWLG HOUSE TO COST NOT LESS THAN $5000. WHEN ERECTED, TO BE SO LOCATED THAT THE FRONT LINE THEREOF SHALL BE 35 FT DIST FR THE FRONT LINE OF THE LOT, THAT NO OTHER BLDGS SHALL BE BUILT EXCEPT SUITABLE OR NECESSARY OUT BLDGS TO BE USED IN CONNECTION WITH A PRIVATE RESIDENCE, ANY SUCH OUT BLDGS TO BE LOCATED AT LEAST 100 FT FR THE FRONT LINE OF THE LOT, ANY BLDG TO BE BUILT WITHIN 5 YRS FR JAN 1 1912 TO BE BUILT FR PLANS TO BE APPROVED BY AARON W, GODFREY, OR THE MANAGER OF THE GODFREY CORP, THE ABV RESTRS TO REMAIN IN FORCE FOR A PERIOD OF 25 YRS FR JAN 1 1912.

RECITES SA E 50 236.

SUB TO MTG OF $1100, HELD BY EDWARD H, HOLMES REC IN M 28 192
WHICH MTG @ ASSUMES .

C 36 WTTY

8-11-20M

APPLICATION No.
EXAMINED
RECORD OF INSTRUMENT

V 3 B 17
3-B-120?

DEED Block No.

Date of Deed NOV 15/11 191 Liber pa.

Cons. $ 1 Ack'd NOV 18/11 191 Recorded NOV 20/11 191

Grantors

GODFREY CORPORATION
A CORP

3B.17 Inc.

Grantees

MABELLE CHRISTENSEN WF OF
EDWARD G,CHRISTENSEN

Premises TOWN OF MONT

B AT PT IN S S OF THE S BRANCH OF NASSAU ROAD AS SHOWN ON MAP OF PROP OF MR·A,W,GODFREY MONTCLAIR, N,J," MADE SEPT 22/11 BY F,W,CRANE C,E, DIST W ALG SD S 236 26/100 FT FR ITS INTERSECT WITH THE W S OF PATTON PLACE

TH ALG SD S S OF NASSAU ROAD N 53° 21' W 60 FT

AT L NASSAU ROAD S 36° 39' W 187 89/100 FT TO REAR L OF THE PROPS FRONTING ON MACOPIN AV

ALG SD LAST MENTD L = NASSAU ROAD S 53° 21' E 60 FT

N 36° 39' E 187 89/100 FT TO NASSAU ROAD AT THE B

TOGETHER WITH THE FREE AND UNOBSTRUCTED USE TO THE PURCHASER OF THE ST, NASSAU ROAD AND PATTON PLACE AS SHOWON ON SD MAP UNTIL SUCH TIME AS SD STS HAVE BEEN OVER

3-B-17

BAKER PRINTING CO., NEWARK.

DEDICATED AND TAKEN OVER BY THE MUNICIPAL AUTHORITIES SUB TO RESTRS, THAT SD PREM SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY AND THAT THERE SHALL BE BUILT THEREON ONLY ONE SINGLE FAMILY ~~XXX~~ DLNG HOUSE TO CO T NOT LESS THAN $5000 WHEN ERECTED, TO BE SO LOCATED THAT THE FRONT L THF SHALL BE 35 FT DIST FR THE FRONT L OF THE LOT, THAT NO OTHER BLDG SHALL BE BUILT E^CEPT SUITABLE OR NECESSARY OUTBLDGS TO BE USED IN CONNECTION WITH A PRIVATE RESIDENCE, ANY SUCH OUTBLDG TO BE LOCATED AT LEAST 100 FT FRTHE FRONT L OF THE LOT, ANY BLDG TO BE BUILT WITHIN 5YRS FR JAN 1/12 TO BE BUILT FR PLANS TO BE APPROVED BY ~~XXX~~ AARON W, GODFREY OR THE MANAGER OF THE GODFREY CORP, THE ABV RESTRS TO REMAIN IN FORCE FOR PERIOD OF 25 YRS FR JAN 1, 1912

100M-7-08.

3.B.120.

SECOND TRACT

B IN CENTRE L OF VALLEY ROAD DIST N ALG SD CENTER L 165 FT FR THE CENTRE L OF MACOPIN AV

TH AT L VALLEY ROAD S 53° 21' E 170 FT

= VALLEY ROAD S 36° 39' W 8 14/100 FT

ALG THE REAR L OF LOTS FRONTING ON MACOPIN AV S 53° 21' E 549 23/100 FT

STILL ALG THE REAR OF LOTS FRONTING ON MACOPIN AV S 66° 53' E 53 53/100 FT TO S L OF LD OF FORCE

ALG SD S L OF LD OF FORCE THE FOLLOWING COURSES AND DISTS, N 43° 38' W 3 54/100 FT., N 51° 30' W 71 46/100 FT., N 59° 13' W 99 43/100 FT., N 37° 25' W 46 56/100 FT., N 66° 51' W 51 13/100 FT., N 42° 30' W 115 26/100 FT., N 47° 16' W 6 70 FT., N 88° 57' W 60 8/100 FT., N 51° 29' W 82 88/100 FT., N 32° 29' W 90 50/100 FT., N 41° 4' W 106 27/100 FT TO THE CENTRE L OF VALLEY ROAD

ALG SD CENTRE L S 36° 39' W 49 45/100 FT TO B

SUB TO MTG #800 COVERING LOT NO 13 ABV MENTD HELD BY MARIA QUINN

RECITES,---

3.B-120 + Rear of lots on Macopin Av

OFFICE

RECEIVED

MAR 26 1970

BOOK 4336 PAGE 258

193—DEED - BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. ISZI

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37355

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J.

Feb 27 10 21 AM '70

REGISTER

This Deed, *made the* 25th *day of* February 19 70

Between

CHARLES WILLIAM NILSEN and EDNA MARIE NILSEN

residing at 14 Nassau Road *in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey *herein designated as the Grantors,*

And

NARCISO M. MACIA and MARIA L. MACIA, his wife,

~~residing or located at~~ about to reside at 14 Nassau Road *in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey *herein designated as the Grantees;*

Witnesseth, *that the Grantors, for and in consideration of* the sum of TWENTY-EIGHT THOUSAND FIVE HUNDRED ($28,500.00) and no/100----------dollars *lawful money of the United States of America, to the Grantors 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 Grantors being therewith fully satisfied, do 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* Town *of* Montclair *in the County of* Essex *and State of New Jersey, more particularly described as follows:*

BEGINNING at a point on the Southwesterly side of Nassau Road which point is distant Southeasterly along the same 362.81 feet from its intersection with the Southeasterly side of Valley Road; thence (1) along the said Southwesterly side of Nassau Road on a curve to the right having a radius of 212.08 feet for an arc distance of 55.32 feet; thence (2) continuing along the said side of Nassau Road South 53 degrees 21 minutes East 5.31 feet; thence (3) South 36 degrees 39 minutes West 187.89 feet; thence (4) North 53 degrees 21 minutes West 60 feet; thence (5) North 36 degrees 39 minutes East 181.19 feet to the said Southwesterly side of Nassau Road and the point and place of Beginning.

BEING the same premises conveyed to the Grantors herein by deed of Kenneth A. Longman and Mary F. Longman, his wife, dated June 3, 1966 and recorded on June 7, 1966 in the Essex County Register's Office in Deed Book 4171, page 520.

This conveyance is made subject to a mortgage made by the Grantors herein to NEW JERSEY REALTY COMPANY ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ dated June 3, 19 66 , in the principal amount of $ 21,100.00 which mortgage was subsequently assigned to The Howard Savings Institution by Assignment of Mortgage dated June 24, 1966, recorded July 12, 1966 in Assignment of Mortgage Book 468, page 431, ~~covering premises~~

25189 12

14 Nassau Rd.

MAP 3 BLOCK 13 LOT 18

~~premises~~, which said mortgage the grantees herein assume and agree to pay the unpaid balance as a part of the consideration for said premises. 259

919 - Deed - Bargain and Sale - (Cov. Against Grantor). Individual or Corporation.

JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS 80 EXCHANGE PLACE AT BROADWAY, NEW YORK

BOOK 4171 PAGE 520

This Indenture,

Made the 3rd *day of* June *in the year of our Lord*
One Thousand Nine Hundred and Sixty-Six

ASSESSOR'S OFFICE RECEIVED JUN 20 1966 Per

Between KENNETH A. LONGMAN and MARY F. LONGMAN, his wife residing at 55 Myrtle Avenue,

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J. JUN 7 1 18 PM '66 REGISTER

in the Town *of* Montclair *County of* Essex *and State of* New Jersey *party of the first part;*

And CHARLES WILLIAM NILSEN and EDNA MARIE NILSEN, his wife residing at 14 Nassau Road,

in the Town *of* Montclair *County of* Essex *and State of* New Jersey *party of the second part;*

R.S. 25.30

Witnesseth, That the said party of the first part, for and in consideration of ONE DOLLAR ($1.00) 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, ha* ve *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 Town *of* Montclair *County of* Essex *and State of* New Jersey

BEGINNING at a point in the southerly side of Nassau Road distant easterly along said side 362.81 feet from its intersection with the easterly side of Valley Road, said point being the northeast corner of lot No. 27 on "Map of property of Godfrey Corp." Upper Montclair, made March 20, 1912, by F. W. Crane, C.E.; thence along said southerly side of Nassau Road on a curve to the East with a radius of 212.08 feet for a distance of 55.32 feet to the end of said curve; thence still along the same south 53 degrees 21 minutes east 5.31 feet to the westerly line of lot No. 25 on said Map; thence at right angles to Nassau Road, South 36 degrees 39 minutes West 187.89 feet to the southerly line of lots fronting on Nassau Road; thence along said last mentioned line, north 53 degrees 21 minutes West 60 feet to the easterly line of lot No. 27 on said map; thence along said last mentioned line North 36 degrees 39 minutes East 181.19 feet to Nassau Road at the point of BEGINNING.

BEING Lot No. 26 on the above mentioned map.

TOGETHER with all the right, title and interest of the party of the first part in and to so much of Nassau Road as lies in front of said lot to the center line thereof.

1910586

14 Nassau Road

MAP 3 BLOCK B LOT 16

TOGETHER with all the right, title and interest of the grantor in and to a certain common driveway agreement as recorded in Book 0 100 of deeds for Essex County, page 278, which driveway is common to the premises conveyed and the premises immediately adjoining to the southeast.

BEING the same premises conveyed to Kenneth A. Longman and Mary F. Longman, his wife, by George H. P. Robins and Elizabeth E. Robins, his wife, by deed dated June 28, 1962 and recorded on July 2, 1962 1962 in Book 3874, page 341.

Said premises being commonly known as 14 Nassau Road, Upper Montclair, New Jersey.

BEING known and designated on the Tax Maps of Montclair, Essex County, N.J. as Map 3, Block B, Lot 18.

GARDEN STATE

919—Deed—Bargain and Sale—(Cov. Against Grantor). Individual or Corporation.

JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS 80 EXCHANGE PLACE AT BROADWAY, NEW YORK

ASSESSOR'S OFFICE RECEIVED JUL 24 1962

BOOK 3874 PAGE 341

This Indenture,

Made the 28th day of June, in the year of our Lord One Thousand Nine Hundred and Sixty-two

Between GEORGE H. P. ROBINS and ELIZABETH E. ROBINS, his wife, residing at 280 Upper Mountain Avenue,

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J. JUL 2 11 28 AM '62 REGISTER

in the Town of Upper Montclair County of Essex and State of New Jersey party of the first part;

And

KENNETH A. LONGMAN and MARY LONGMAN, husband and wife, residing at 119 Park Street,

in the Town of Montclair County of Essex and State of New Jersey party of the second part;

R.S. 20.90

Witnesseth, That the said party of the first part, for and in consideration of ONE DOLLAR ($1.00) 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 Town of Montclair County of Essex and State of New Jersey

BEGINNING at a point in the southerly side of Nassau Road distant easterly along said side 362.81 feet from its intersection with the easterly side of Valley Street, said point being the northeast corner of lot No. 27 on "Map of property of Godfrey Corp." Upper Montclair, made March 20, 1912, by F. W. Crane, C. E.; thence along said southerly side of Nassau Road on a curve to the East with a radius of 212.08 feet for a distance of 55.32 feet to the end of said curve; thence still along the same south 53 degrees 21 minutes east 5.31 feet to the westerly line of lot No. 25 on said Map; thence at right angles to Nassau Road, South 36 degrees 39 minutes West 187.89 feet to the southerly line of lots fronting on Nassau Road; thence along said last mentioned line, north 53 degrees 21 minutes West 60 feet to the easterly line of lot No. 27 on said map; thence along said last mentioned line North 36 degrees 39 minutes East 181.19 feet to Nassau Road at the point of BEGINNING.

BEING Lot No. 26 on the above mentioned map.

TOGETHER with all the right, title and interest of the party of the first part in and to so much of Nassau Road as lies in front of said lot to the center line thereof.

1133194

14 Nassau Road

MAP 3 BLOCK 13 LOT 18

BEING the same premises conveyed to George H. P. Robins and Elizabeth E. Robins, his wife, by Jon R. Montan and Rebecca Campbell Montan, his wife, by deed dated June 22, 1956 and recorded on June 25, 1956 in Book 3415, page 391.

Said premises being known as and by the street number 14 Nassau Road, Upper Montclair, New Jersey.

TOGETHER with all the right, title and interest of the grantor in and to a certain common driveway agreement as recorded in Book O 100 of deeds for Essex County page 278, which driveway is common to the premises conveyed and the premises immediately adjoining to the southeast.







#68 L.G.

161796

ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK B LOT 18

14 Nassau Rd.

WAR

DEED 6100-

By JON R. MONTAN AND REBECCA CAMPBELL MONTAN, HIS WIFE
MONTCLAIR

To GEORGE H. P. ROBINS AND ELIZABETH E. HIS WIFE
NO ADDRESS

Block ..... Lot .....

Dated 6-22-56 Ack 6-22-56

Rec. 6-25-56 Book 3415 391

Returned to: Brandley & Brandley
339 Bloomfield Av
Caldwell N.J.

Stamps $19.25 Cons. $1.

Liens -

ASSESSOR'S OFFICE BLOOMFIELD RECEIVED JUL 9 1956

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B at a pt in the S si of Nassau Rd dist E alg sd si 362.81 ft fr the inter with the E si of Valley Rd sd pt being the NELY cor of lot #27 on map of prop of Godfrey Corp. Upper Montclair made Mar 20, 1912 by F. W. Crane, C. E.;

Th (1) alg sd S si of Nassau Rd on a curve to the E with a radius of 212.08 ft a dist of 55.32 ft to the end of sd curve;

Th (2) alg the sa S 53 deg 21 min E 5.31 ft to the W li of Lot #25 on sd map;

Th (3) at r/a to Nassau Rd S 36 deg 39 min W 187.89 ft to the S li of lots frtg on Nassau Rd.;

Th (4) alg sd last men li N 53 deg 21 min W 60 ft to the E li of Lot #27 on sd map;

Th (5) alg sd last men li N 36 deg 39 min E 181.19 ft o Nassau Rd at pt of B.

Being Lot #26 on above men map and kn as #14 Nassau Rd Montclair

Sub to Agreement in O.100 pg 278

RECITES: SA: S.112 pg 457

#7 A. R. ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK B LOT 18

14 Nassau Rd $300

.....W.....DEED

By REGINALD ELLIS & JULIA, HIS WIFE MONTCLAIR

To

JON R. MONTAN & REBECCA CAMPBELL, HIS WIFE MONTCLAIR

Block ..... Lot .....

Dated 1/31/49 Ack 1/31/49

Rec. 2/2/49 Book S. 112 457

Returned to: Henry F. Albinson
35 Lackawanna Pl
Bloomfield

Stamps $13.20 Cons. $1.00

Liens None

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B at a pt in the S s of Nassau Rd dist E alg sd s 362.81 ft fr the int with the E s of Valley Rd sd pt being the N E corner of lot #27 on Map of Property of Godfrey Corp. Upper Montclair, made Mar. 20, 1912 by F. W. Crane, C. E.

TH (1) alg sd S s of Nassau Rd on a curve to the E with a radius of 212.08 ft for a distance of 55.32 ft to the end of sd curve;

TH (2) still alg the same S 53° 21 min E 5.31 ft to the W l of lot #25 on sd map;

TH (3) at r/a to Nassau Rd S 36° 39 min W 187.89 ft to the S l of lots frntg on Nassau Rd.

TH (4) alg sd l/m l N 53° 21 min W 60 ft to the E l of lot #27 on sd map

TH (5) alg sd l/m l N 36° 39 min E 181.19 ft to Nassau Rd at the pt of B.

ASSESSOR'S OFFICE RECEIVED FEB 14 1949 Per

BEING lot #26 on the above ment map & k/a #14 Nassau Rd. Montclair.

RECITE: SA S. 111 544

Lot

Dated 1/21/49 Ack. 1/21/49

Rec. 2/2/49 Book B. 112 457

Returned to: Henry F. Atkinson
75 Lookaweena Pl
Bloomfield

Stamps Cons. $1.00

Liens None

#76 AON

ESSEX COUNTY REGISTER'S OFFICE

14 Nassau Rd
5300

MAP 3 BLOCK 3 LOT 18

.....W.....**DEED**

By

CAROLINE S HOLMES UNMARRIED
MONTCL

To

REGINALD ELLIS & JULIA WIFE
14 NASSAU ROAD MONTCL

Block ..... **Lot** .....

Dated 6-23-48 **Ack** 6-23-48

Rec. 6-24-48 **Book** S-111 544

Returned to: Essex Title
Montl

Stamps $11.55 **Cons.** $1.

Liens None

ASSESSOR'S OFFICE RECEIVED JUL 19 1948 Per.....

.....ALL.....**INTEREST IN** .....MONTCLAIR.....**LANDS DESCRIBED AS FOLLOWS:**

B at a pt in the S sd of Nassau Road dist E alg sd sd 362.81 ft from the inter with the E sd of Valley Road sd pt being the N E cor of lot #27 on Map of Property of Godfrey Corp Up Montcl made Mar 20 1912 by F W Crane
TH alg sd S sd of Nassau Road on a curve to the E with a radius of 212.08 ft for a dist of 55.32 ft to the end of sd curve
TH still alg the same S 53° 21' E 5.31 ft to the W l of lot #25 on s d Map
TH at r/a to Nassau Road S 36° 39' W 187.89 ft to S l of lots frontg on Nassau Road
TH alg sd last ment l N 53° 21' W 60 ft to E l of lot 27 onsd Map
TH alg sd last ment l N 36° 39' E 181.19 ft to Nassau Road at pl of B
Being lot 26 on above ment Map and known as 14 Nassau Road Montcl
RECITE S A F-96 71

S 41 COV VS ©

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

14 Nassau Rd

MAP 8 BLOCK B LOT 18

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO _____ AND _____ HEIRS,

SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

DEED _____ Block _____ No. _____

Date of Deed NOV 13/39 19 Liber F 96 pa. 71-73

Cons. $ 1. Ack'd NOV 13/39 19 Recorded NOV 27/39 19

Grantors

ELIZABETH W. TYLER, SID.
STAUNTON, VA

$.50 STAMPS
ACK BEFORE
HARRY BURNETT
N P OF AUGUSTA CO VA.

Grantees

CAROLINE S. HOLMES
MONTCLAIR

Premises MONTCLAIR

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE _____ AND TO _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT A PT IN THE S S OF NASSAU RD DIST E ALG SD S 362.81 FT FR ITS INTER WITH THE E S OF VALLEY RD SD PT B THE N E COR OF LOT # 27 ON "MAP OF PROP OF GODFREY CORPORATION" UPPER MONTCLAIR MADE MARCH 20TH 1912 BY F. W. CRANE C. E.
TH ALG SD S S OF NASSAU RD ON A CURVE TO THE EAST WITH A RADIUS OF 212.08 FT FOR A DIST OF 55.32 FT TO THE END OF SD CURVE
TH STILL ALG THE SA S 53° 21' E 5.31 TO THE W L OF LOT #25 ON SD MAP
TH AT L TO NASSAU RD S 36° 39' W 187.89 FT

OVER

C.F.P

T532-11-39-10M
N. J. R. T. I. CO.

TO THE S L OF LOTS FRONTING ON NASSAU RD
TH ALG SD LAST MENT L N 53° 21' W 60 FT TO THE E L OF LOT "27 ON SD MAP
TH ALG SD LAST MENT L N 36° 39' E 181•19 FT TO NASSAU RD AT THE PT OF B
B LOT # 26 ON THE ABV MENT MAP• TOGETHER WITH ALL THE RIGHT,TITLE AND INT OF THE ☺ IN AND
TO SO MUCH OF NASSAU RD AS LIES IN FRONT OF SD PREM TO THE CENTER L THEREOF•
RECITES B SA N 70 P 55-56
THIS CONV IS MADE EXPRESSLY SUB TO TWO CERT MTGS ONE DT NOV 17TH 1923 GIVEN BY THE
LOMBARD CONSTRUCTION AND REALTY COMPANY A CORP OF N•J• TO CAROLINE S• HOLMES EXECUTED IN
THE ORIG SUM OF $5000• AND REC IN BK Y 49 OF MTGS FOR ESSEX CO AT P 202 AND THE OTHER
DT OCT 27,1927 GIVEN BY FRANK R• TYLER AND ELIZABETH W• TYLER,HIS WF TO CAROLINE S•
HOLMES EXECUTED IN THE ORIG SUM OF $1500• AND REC ON OCT 31ST 1927 IN BK B 63 OF MTGS FOR
ESSEX CO AT P 53
THIS CONV IS ALSO MADE SUB TO ALL MUNI LIENS AND RESTRS OF RECORD ,IF ANY ,ZONING ORD AND
SUCH FACTS AS AN ACCURATE SURV MAY DISCLOSE
THIS CONV IS MADE FOR THE PURPOSE OF CONVEYING ALL OF THE RIGHT,TITLE AND INT OF THE ☺
AND IS NOT INTENDED AS FURTHER SECURITY FOR SD MTG DEBT•

W 29 WTTY

T. 29 7-23 85M

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

DEED

Block No. MAP 3 BLOCK B LOT 18 ✓

Date of Deed APR 1/24 19 Liber pa.

Cons. $ 1 Ack'd APR 9/24 19 Recorded APR 11/24 19

Grantors

LOMBARD CONSTRUCTION & REALTY COMPANY

X

#3 STAMPS

✓

Grantees

ELIZABETH W TYLER

Premises TOWN MONT

B AT PT IN S S OF NASSAU RD DIST ALG SD S 362.81 FT FR ITS INTER WITH E S OF VALLEY RD SD PT BG NE COR OF LOT 27 ON "MAP OF PROP OF GODFREY CORP" UPPER MONT MADE MAR 20,1912 BY F W CRANE C E

TH ALG SD S S OF NASSAU RD ON CURVE TO E WITH RAD OF 212.08 FT FOR A DIST OF 55.32 FT TO END OF SD CURVE

TH ALG SA S 53° 21' E 5.31 FT TO W L OF LOT 25 SD MAP

TH AT L TO NASSAU RD S 36° 39' W 187.89 FT TO S L OF LOTS FRNTG ON NASSAU RD

TH ALG SD LAST MENTD L N 53° 21' W 60 FT TO E L OF LOT 27 SD MAP

TH ALG LAST MENTD L N 36° 39' E 181.19 FT TO NASSAU RD & B

BG LOT 26 ON ABV MENTD MAP

TOGETHER WITH ALL RIGHT TITLE & INT OF @ IN & TO SO MUCH OF NASSAU RD AS LIES IN FRONT OF SD PREM TO CENTER L THF

OVER

SUB TO RESTRS THAT FOR 25 YRS FR AUG 1,1912 SD PREM SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY & THAT THERE SHALL BE BUILT THEREON ONLY I SINGLE FAMILY DWELLING HOUSE TO COST NOT LESS THAN $5000 WHEN ERECTED THE FRONT L THF TO BE LOCATED 35 FT BACK FR THE FRONT L OF THE LOT ANY SUCH HOUSE, IF BUILT PRIOR TO JAN 1/17 TO BE BUILT FR PLANS TO BE APPROVED BY A W GODFREY OR GODFREY CORP, SUITABLE & NECESSARY OUTBLDGS TO B E USED IN CONNECTION WITH PRIV RESIDENCE MXY BE BUILT AT PT NOT NEARER THAN 100 FT FR S L OFNASSAU RD

SUB TO ISTMTG NOW ON PREM FOR $5000 WHICH @ ASSUMES, AS WELL AS BOND THEREFOR, & SUB TO 2ND MTG OF $2000 EDI GIVEN TO SECURE PYMT OF RD PURCHASE PRICE OF SD CONVEYANCE

SX

W 2 WTTY

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

MAP 3 BLOCK B LOT 18

DEED Block No.

Date of Deed NOV 12/23 19 Liber pa.

Cons. $ 1 Ack'd NOV 12/23 19 Recorded NOV 14/23 19

Grantors

TERESA THOMPSON SPEED [FMLY M TERESA THOMPSON] &
JAMES BUCKNER SPEED, HER HUS

$1 STAMPS

Grantees

LOMBARD CONSTRUCTION & REALTY COMPANY

Premises

TOWN MONT

B AT PT IN S S NASSAU RD DIST E ALG SD S 362.81 FT FR ITS INTER WITH E S OF VALLEY RD SD PT BG NE COR OF LOT 27 ON "MAP OF PROP OF GODFREY CORP," UPPER MONT MADE MAR 20/12 BY F W CRANE C E
TH ALG SD S S OF NASSAU RD ON CURVE TO E WITH RAD OF 212.08 FT FOR A DISTOF 55.32 FT TO END OF CURVE
TH ALG SA S 53° 21' E 5.31 FT TO W L OF LOT 25 SD MAP
TH AT L TO NASSAU RD S 36° 39' W 187.89 FT TO S L OF LOTS FRNTG ON NASSAU RD
TH ALG SD LAST MENTD L N 53° 21' W 60 FT TO E L OF LOT 27 ON SD MAP
TH ALG SD LST MENTD L N 36° 39' E 181.19 FT TO NASSAU RD AT B
BG LOT 26 ON ABV MENTDMAP
TOGETHER WITH ALL RIGHT TITLE & INT OF GO IN & TO SO MUCH OF NASSAU RD AS LIES IN FRONT OF SD LOT TO CENTRE L THF

OVER

SUB TO EXISTING RESTRS OF RECORD
RECITES SA V 51 328-330

C 36 WTTY

3.B.18

8-12—10M—G

APPLICATION NO.
EXAMINED
RECORD OF INSTRUMENT

DEED Block No.

Date of Deed OCT 1/12 191 Liber pa.

Cons. $ 1 Ack'd OCT 22/12 191 Recorded OCT 24/12 191

Grantors

GODFREY CORPORATION
A CORP

Grantees

M TERESA THOMPSON

Premises

TOWN OF MONT

B AT PT IN S S OF NASSAU ROAD DIST E ALG SD S 362 80/100 FT FR ITS INTERSECT WITH E S OF VALLEY ROAD, SD PT BG THE NE COR OF LOT NO 27 ON "MAP OF PROP OF GODFREY CORPORATION" UPPER MONTCLAIR, MADE MAR 20, 1912 BY F W CRANE C E

TH ALG SD S S OF NASSAU ROAD ON CURVE TO E WITH RAD OF 212 8/100 FT FOR A DIST OF 55 32/100 FT TO THE END OF SD CURVE

STILL ALG THE SA S 53° 21' E 5 30/100 FT TO W LINE OF LOT NO 25 ON SD MAP

AT L TO NASSAU ROAD S 36° 39' W 187 89/100 FT TO S LINE OF LOTS FRONTING ON NASSAU ROAD

ALG SD LAST MENTD LINE N 53° 21' W 60 FT TO THE E LINE OF LOT NO 27 ON SD MAP

ALG SD LAST MENTD LINE N 36° 39' E 181 19/100 FT TO NASSAU ROAD AT THE B

OVER

BG LOT NO 26 ON THE ABV MENTD MAP
TOGETHER WITH ALL THE RIGHT, TITLE AND INT OF THE ☞ IN & TO SO MUCH OF NASSAU ROAD AS LIES IN FRONT OF SD LOT TO THE CENTRE LINE THF

SUB TO THE RESTRS HOWEVER, THAT FOR A PERIOD OF 25YRS FR THE DATE HEREOF, SD PREM SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY, AND THAT THERE SHALL BE BUILT THEREON ONLY ONE SINGLE FAMILY DLWG HOUSE TO COST NOT LESS THAN $5000 WHEN ERECTED THE FRONT LINE THF TO BE LOCATED 35 FT BACK FR THE FRONT LINE OF THE LOT, ANY SUCH HOUSE IF BUILT PRIOR TO JAN 1ST, 1917, TO BE BUILT FR PLANS TO BE APPROVED BY A W GODFREY OR THE GODFREY CORPORATION" SIUTABLE AND NECESSARY OUTBLDGS TO BE USED IN CONNECTION WITH A PRIVATE RECIDENCE MAY BE BUILT AT ANY PT ON THE LOT NOT NEARER THAN 100 FT FR THE S LINE OF NASSAUR ROAD

N V FERNICOLA 744 BROAD ST NK

ASSESSOR'S OFFICE
RECEIVED
JUL 30 1962

901—Warranty Deed—Full Covenants—New Jersey. Individual or Corporation.

JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS
80 EXCHANGE PLACE AT BROADWAY, NEW YORK

BOOK 3877 PAGE 169

This Indenture,

Made the 12th *day of* July *, in the year of our Lord One Thousand Nine Hundred and* Sixty-two.

Between FRANK L. SPATUZZI and JEANNE L. SPATUZZI, his wife,

in the Town *of* Montclair *County of* Essex *and State of* New Jersey *party of the first part;*

And JEANNE L. SPATUZZI

in the Town *of* Montclair *County of* Essex *and State of* New Jersey *party of the second part;*

RECEIVED & RECORDED
REGISTER'S OFFICE
ESSEX COUNTY, N.J.
JUL 13 9 28 AM '62
BOOK 3877 PAGE 169
REGISTER

Witnesseth, *That the said party of the first part, for and in consideration 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* her heirs *and assigns, forever,*

All that *tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the* Town *of* Montclair *County of* Essex *and State of* New Jersey.

BEGINNING at a point in the Southerly line of Nassau Road, distant easterly measured along said southerly line, three hundred feet and forty hundredths of a foot from the intersection of said southerly line of Nassau Road with the easterly line of Valley Road, said point being the northeast corner of lot #28 on "Map of property of Godfrey Corporation, Upper Montclair, N.J., March 20, 1912, F.W. Crane, C E."; thence along said southerly line of Nassau Road on a curve to the north having a radius of three hundred eleven feet and fifty-seven hundredths of a foot for a distance of forty-five feet and fifty-seven hundredths of a foot; thence along the southerly line of Nassau Road on a curve to the south with a radius of two hundred twelve feet and eight hundredths of a foot for a distance of sixteen feet and eighty-three hundredths of a foot to the northwest corner of lot #26 on above mentioned map; thence along the westerly line of lot #26 south thirty-six degrees, thirty-nine minutes west one hundred eighty-one feet and nineteen hundredths of a foot to the southerly side of the whole tract; thence along said line north fifty-three degrees, twenty-one minutes west sixty feet to the southerly corner of lot #28; thence along the easterly line of said lot north thirty-six degrees, thirty-nine minutes east one hundred sixty-four feet and eighty-seven hundredths of a foot to the point of Beginning.

Being known as Lot #27 on the above mentioned map.

Together with all the right, title and interest of the parties of the first part in and to so much of Nassau Road as lies in front of said premises to the centre line thereof.

1122637
12 Nassau Road

MAP 3 BLOCK B LOT 19

Being the same premises conveyed to Frank L. Spatuzzi and Jeanne L. Spatuzzi, his wife, by deed from Ellsworth M. Shafto and Mae B. Shafto, his wife, and Amy M. Shafto, Single, dated April 30, 1950 and recorded in the Essex County Register's office June 5, 1950 in Book Z-114, page 117-119.

The above described premises are conveyed subject to state and municipal requirements relation to lands and buildings, their construction and use, and violations thereof, if any; subject to restrictions of record, if any, and subject to such state of facts as an accurate survey and inspection of the premises would disclose.

MAP 3 BLOCK B LOT 19

#19 A. R.

ESSEX COUNTY REGISTER'S OFFICE

12 Nassau Rd
6900

W **DEED**

By ELLSWORTH M. SHAFTO & MAE B.HIS WF
PASSAIC
AMY M. SHAFTO, SINGLE
CLIFTON

To

FRANK L. SPATUZZI &
JEANNE L, HIS WIFE
NEWARK

Block ..... Lot .....

Dated 4/30/50 Ack 6/1/50

Rec 6/5/50 Book Z-114 117

Returned to: Franklin Mortgage & Title Insurance Co.
509 Orange St.
Newark

Stamps $14.85 Cons. $1.00

Liens -

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B at a pt in the S l of Nassau Rd dist E meas alg sd S l 300.40 ft fr the int of sd S l of Nassau Rd with the E l of Valley Rd sd pt being the N E corner of lot #28 on "Map of property of Godfrey Corp. Upper Montclair, N. J. Mar. 20, 1912, F. W. Crane, C. E."

TH alg sd S l of Nassau Rd on a curve to the N having a radius of 311.57 ft for a dist of 45.57 ft

TH alg the S l of Nassau Rd on a curve to the S with a radius of 212.08 ft for a dist of 16.83 ft to the N W corner of lot #26 on above ment map;

TH alg the W l of lot #26 S 36° 33 min W 181.19 ft to the S s of the whole tract;

TH alg sd l N 53° 21 min W 60 ft to the S corner of lot #28;

TH alg the E l of sd lot N 36° 39 min E 164.87 ft to the pt of B

Known as Lot #27 on above ment map

RECITE: SA S-77 79

ASSESSOR'S OFFICE RECEIVED JUL 17 1950 Per

H 54 WTTY

MAP 3 BLOCK B LOT 19

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO ..... AND ..... HEIRS,

SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

DEED ..... BLOCK ..... NO. .....

DATE OF DEED DEC 22 1927 19 LIBER ..... PA. .....

CONS. $ 1 ACK'D DEC 22 1927 19 RECORDED DEC 23 1927 19

GRANTORS

ARTHUR F. KUNZE
BERTHA C. KUNZE HIS WF

GRANTEES

ELLSWORTH SHAFTO

45.57
16
62.40

PREMISES TOWN OF MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE ..... AND TO ..... HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B IN S L OF NASSAU RD DIST ELY MEASURED ALG SD SLY L, 300.40 FT FR INTER OF SD S L OF NASSAU RD WITH E L OF VALLEY RD, SD PT BG NE COR OF LOT#28 ON MAP OF PROP OF GODFREY CORP, UPPER MONT N J, MAR 20 1912 F.W. CRANE C E

TH ALG SD S L OF NASSAU RD ON A CURVE TO N HAVING A RAD OF 311.57 FT FOR A DIST OF 45.57 FT

TH ALG S L OF NASSAU RD ON A CURVE TO S WITH A RAD OF 212.08 FT FOR A DIST OF 16.83 FT TO NW COR OF LOT#26 ON ABV MENTD MAP [OVER]

BK CB

T. 29 5-27 50M. F.

TH ALG W L OF LOT#26, S 36° 39' W 181.19 FT TO S SIDE OF WHOLE TRACT
TH ALG SD L N 53° 21' W 60 FT TO S COR OF LOT#28
TH BG E L OF SD LOT N 36° 39' E 164.87 FT TO B
BG KN AS LOT#27 ON BV MENTD MAP

TOGETHER WITH ALL RIGHT, TITLE & INT OF GO IN & TO SO MUCH OF MASSAU RD AS LIES IN FRONT OF D PREM TO CENTER L THEREOF

RECITES SA U-66 552

SUB TO RSTRS
SUB TO MTG IN SUM OF$1,000. NOW A 1ST LIEN ON PREM WHICH GO ASSUMES

W 9 WTTY

MAP 3 BLOCK B LOT 19 ✓

T. 29 5-22 15M

APPLICATION NO.

EXAMINED
RECORD OF INSTRUMENT

3-B-

DEED Block No.

Date of Deed AUG 26/22 19 Liber pa.

Cons. $ 1 Ack'd AUG 28/22 19 Recorded AUG 30/22 19

Grantors

GODFREY CORPORATION
CORP N J

$1 STAMPS

Grantees

ARTHUR F KUNZE

Premises

TOWN MONT

B AT PT IN S L OF NASSUA RD DIST E MEASURED ALG SD S L 300.40 FT FR INTER OF SD S L OF NASSAU RD WITH E L OF VALLEY RD SD PT BG NE COR OF LOT 28 ON "MAP OF PROP OF GODFREY CORP UPPER MONT N J MR 20,1 12 F W CRANE C E"

TH ALG SD S L OF NASSAU RD ON CURVE TO N HVING RAD OF 311.57 FT FOR A DIST OF 45.57 FT

TH ALG SD S L OF NASSAU RD ON CURVE TO S WITH RAD OF 212.08 FT FOR A DIST OF 16.83 FT TO NW COR OF LOT 26 ON ABV MENTD MAP

TH ALG W L OF LOT 26 S 36° 39' W 181.19 FT TO S LB WHOLE TRACT

TH ALG SD L N 53° 21' W 60 FT TO S COR OF LOT 28

TH ALG E L OF SD LOT N 36° 39' E 164.87 FT TO B

KNOWN AS LOT 27 ON ABV MENTD MAP

SUB TO RESTRS THAT PREM SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY THAT THERE SHALL BE

OVER

✓

ERECTED THEREON ONLY 1 SINGLE FAMILY DWELLING HOUSE TO COST NOT LESS THAN $5500 WHEN ERECTED & TO BE SO LOCATED THAT THE FRONT L THF SHALL BE AT LEAST 35 FT FR NASSAU RD SUITABLE & NECESSARY OUTBLDGS TO BE USED IN CONNECTION WITH PRIV RESIDENCE MAY BE ERECTED AT ANY PT ON LOT NOT LESS THAN 100 FT FR NASSAU RD. THE ABV RESTRS ARE TO RUN FOR PERIOD OF 25 YRS FR JAN 1/12

N. J. DEED—BARGAIN AND SALE (C[illegible]NST GRANTOR) FORM NO. 153 INDIV. TO INDIV. [illegible] THE CHISHOLM PRINTING COMPA[illegible] PEARL ST., N. Y. 6061

BOOK 3755 PAGE 170

This Indenture,

Made the fourth *day of* November *, in the year of our Lord* *One Thousand Nine Hundred and* Sixty,

Between WILLIAM T. S. BOERICKE and ELSIE H. BOERICKE, his wife,

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J. NOV 14 11 56 AM '60

of the city *of* Denver *in the County* *of* Denver *and State of* Colorado, *party of the first part:*

And LEONARD J. SHEAKLEY and VIRGINIA McLEAN COOPER,

of the Town of Montclair, in the County of Essex and State of New Jersey:

party 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, *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 hereby 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* Town *of* Montclair, *in the County of* Essex, *and State of* New Jersey:

BEGINNING at a point in the southerly side of Nassau Road, distant easterly measured along the same two hundred and forty feet from its intersection with the easterly line of Valley Road, said point being the northeast corner of Lot No. 29 on "Map of Property of Godfrey Corporation, Upper Montclair, N.J.", made March 20, 1912, by F. W. Crane, C. E.; thence along said southerly line of Nassau Road easterly on a curve to the north having a radius of three hundred and eleven feet and fifty-seven hundredths of a foot for a distance of sixty feet and forty-one hundredths of a foot to the westerly line of Lot No. 27 on said map; thence along said last mentioned line south thirty-six degrees thirty-nine minutes west one hundred and sixty-four feet and eighty-seven hundredths of a foot to southerly line of the whole tract shown on said map; thence along said last mentioned line north fifty-three degrees twenty-one minutes west sixty feet to the easterly line of Lot No. 29 on said map; thence along said last mentioned line north thirty-six degrees thirty-nine minutes east one hundred fifty-seven feet and eighty-nine hundredths of a foot to Nassau Road at the point of BEGINNING.

BEING Lot No. 28 on the above mentioned map.

TOGETHER WITH all the right, title and interest of the party of the first part in and to so much of Nassau Road as lies in front of said premises to the center line thereof.

BEING KNOWN & DESIGNATED as No. 10 Nassau Road, Upper Mont-

clair, New Jersey.

BEING THE SAME premises conveyed to the party of the first part by deed from George L. Swan and Nell M. Swan, his wife, dated September 17, 1956, and recorded in Essex County Register's Office on October 4, 1956, in Deed Book 3441, at Page 288.

#12 E.S.

214241 MAP 3 BLOCK B LOT 20

ESSEX COUNTY REGISTER'S OFFICE

10 Nassau Rd 6600

B. & S. **DEED**

By GEORGE L. SWAN & NELL M., HIS WF
TOWN OF JACKSON, STATE OF GEORGIA

To WILLIAM T. S. BOERICKE & ELSIE H., HIS WF
TOWN OF MANTOLOKING, N.J.

Block | **Lot**
9-17-56 | 9-17-56

Dated | **Ack**

Rec. 10-4-56 **Book** 3441 pg 288

Returned to: Robert G. Miller, Esq.
6 Nassau Rd
Upper Montclair, N.J.

Stamps $19.80 **Cons.** $1.00

Liens ---

ASSESSOR'S OFFICE RECEIVED OCT 15 1956 Per

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B at a pt in the Sly side of Nassau Rd, dis Ely meas along the sa 240 ft fr its intersec with the Ely li of Valley Rd, sd pt bg the N E cor of Lot No. 29 on "Map of prop. of Godfrey Corporation, Upper Montclair, N.J.", md 3-20-1912, by F. W. Crane, C.E;

TH along sd Sly li of Nassau Rd Ely on a curve to the N hav a radius of 311 ft & 57 huns of a ft for a dis of 60 ft & 41 huns of a ft to the Wly li of Lot No. 27, on sd map;

TH along sd last mentioned li S 36° 39 min W 164 ft & 87 huns of a ft to Sly li of the whole tract shown on sd map;

TH along sd last mentioned li N 53° 21 min W 60 ft to the Ely li of Lot No. 29 on sd map;

TH along sd last mentioned li N 36° 39 min E 157 ft & 89 huns of a ft to Nassau Rd, at the pt of B. Bg Lot No. 28 on the above mentioned map.
Bg k/a No. 10 Nassau Rd. Upper Montclair, N.J.
RECITE: SA Bk Q-70 of Deeds pgs 127-128

W 5 WTTY

MAP 3 BLOCK B LOT 20

APPLICATION NO. T 79 7-23 85M

EXAMINED
RECORD OF INSTRUMENT

DEED Block No.

Date of Deed APR 24/24 19 Liber pa.

Cons. $ 1 Ack'd APR 24/24 19 Recorded APR 28/24 19

Grantors

JULIUS CZINGG
GERTRUDE S ZINGG, HIS W

X

$1.50 STAMPS

Grantees

GEORGE L SWAN
FLORENCE E HIS W

Premises TOWN MONT

B S S NASSAU RD DIST E MEASURED ALG SA 240 FT FR ITS INTER WITH E L OF VALLEY RD SD PT BG NE COR OF LOT 29 ON "MAP OF PROP OF GODFREY CORP, UPPER MONTN J" MADE BY F W CRANE, C E MAR 20,1912

TH ALG S L OF NASSAU RD E ON CURVE TO N HAVING RAD OF 311.57 FT FOR A DIST OF 60.41 FT TO W L OF LOT 26 SD MAP

TH ALG SD LAST MENTD L S 36° 39' W 164.87 FT TO S L OF WHOLE TRACT SHOWN ON SD MAP

TH ALG LAST MENTD L N 53° 21' W 60 FT TO E L OF LOT 29 SD MAP

TH ALG SD LAST MENTD L N 36° 39' E 157.89 FT TO NASSAU RD AT B

BG LOT 28 ABV MENTD MAP

TOGETHER WITH ALL RIGHT TITLE & INT OF @ IN & TO SO MUCH OF NASSAU RD AS LIES IN FRONT OF SD PREM TO CENTER L THF

OVER

SUB TO RESTRS THAT PREM SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY & THAT THERE SHALL BE BUILT THEREON ONLY 1 HOUSE, THAT TO BE FOR THE USE OF SINGLE FAMILY, THE FRONT L THF TO BE LOCATED 35 FT FR ST L, SUITABLE & NECESSARY OUTBLDGS TO BE USED IN CONNECTION WITH PRIV RESIDENCE MAY BE BUILT ON LOT AT ANY PT NOTNEARER THAN 100 FT TO ST L. THE ABV RESTRS TO RUN WITH THE LD UNTIL JAN 1,1937

RECITES SA Q 67 402

SUB TO MTG $1000 NOW COVERING PREM HELD BY LYDIA D BALDWIN

Z 10 WTY

MAP 3 BLOCK B LOT 20

T. 29 10-22 15M

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

3-B-

DEED Block No.

Date of Deed FEB 5/23 19 Liber 20 pa.

Cons. $ 1 Ack'd FEB 16/23 19 Recorded FEB 19/23 19

Grantors

GODFREY CORPORATION,
A CORP OF N J

NO STAMPS

Grantees

JU LIUS C, ZINGG

Premises TOWN OF MONT

B AT PT IN S S OF NASSAU RD DIST E MEASURED ALG SA 240 FT FR ITS INTER WITH E L OF VALLEY RD, SD PT BG NE COR OF LOT #29 ON "MAP OF PROP OF GODFREY CORPORATION, U PPER MONT, N J" MADE MARCH 20/12 BY F, W, CRANE, C, E,
TH ALG SD S L OF NASSAU RD E ON A CURVE TO N HAVING A RADIUS OF 311.57 FT FOR DIS OF 60.41 FT TO W L OF NO #27 ON SD MAP
TH ALG SD LAST MENTD L S 36° 39' W 164.87 FT TO S L OF WHOLE TRACT SHOWN ON SD MAP
TH ALG SD LAST MENTD L N 53° 21' W 60 FT TO E L OF LOT #29 ON SD MAP
TH ALG SD LAST MENTD L N 36 ° 39' E 157.89 FT TO NASSAU RD & B

BG LOT #28 ON ABOVE MENTD MAP

TOGETHER WITH ALL RIGHT, TITLE & INTER OF © IN

[OVER]

& TO SO MUCH OF NASSAU RD AS LIES IN FRONT OF SD PREM TO CENTER L THEREOF

SUB TO RESTRICTIONS, HOWEVER THAT SD PREM SHALL BE USED FOR RESIDENTAL PURPOSES ONLY & THAT THERE SHALL BE BUILT THEREON ONLY I HOUSE, THAT TO BE FOR USE OF SINGLE FAMILY, THE FRONT L THEREOF TO BE LOCATED 35 FT FR ST L SUITABLE & NECESSARY OUTBLDGS TO BE USED IN CONNEC TION WITH A PRIVATE RESIDENCE MAY BE BUILT ON LOT AT ANY PT NOT NEARER THAN 100 FT TO ST L ABOVE RESTRICTIONS TO RUN WITH LD UNTIL JAN 1/37

S 12 WTTY

50M. 7-08.

DEED Block No.

Date of Deed SEPT 8\09 190 Liber pa. 3 B 20

Cons. $ 1, ETC Ack'd SEPT 8\09 190 Recorded SEPT 13\09 190

B

Grantors

THOMAS C VAN REYPER
WIDOWER

Grantees

TRI-STATE REALTY ASSO
A CORP

Premises TOWN MONT

B AT A PT IN CENTER LINE OF VALLEY RD AT THE NW COR OF LD NOW OR FMLY OF ROSINA W DA CUNHA

TH ALG SD LD FMLY OF ROSINA W DA CUNHA BUT NOW OF THE ESSEX REALTY ASSOCIATES ET ALS THE FOL COURSES & DISTANCES

S 61° 21' E 204 60\100 FT

TH S 42° E 382 [illegible] 80\100 FT

TH S 54° 10' E 248 16\100 FT

TH N 53° 58' E 208 FT

TH N 22° 12' E 106 FT

TH N 75° 47' E 53 20\100 FT TO LINE OF LD NOW OR LATE OF EUNICE FORCE

TH ALG THAT LINE & FOL THE BED OF A BROOK THE FOL COURSES & DISTANCES

BAKER PRINTING CO., NEWARK

100M-7-08.

N 7° 30' W 66 96\100 FT
TH N 43° 38' W XX 73 68\100 FT
TH N 51° 30' W 71 46\100 FT
TH N 59° 13' W 99 43\100 FT
TH N 37° 25' W 46 56\100 FT
TH N 66° 51' W 51 15\100 FT
TH N 42° 30' W 115 26\100 FT
TH N 47° 16' W 70 FT
TH N 88° 57' W 60 8\100 FT
TH N 51° 29' W 82 88\100 FT
TH N 32° 29' W 90 60\100 FT
TH N 41° 4' W 106 27\100 FT TO THE CENTER LINE OF VALLEY RD.
TH ALG THE CENTER LINE OF VALLEY RD S 36° 39' W 409 79\100 FT TO B

SUB TO THE RIGHTS OF THE PUBLIC IN & TO SO MUCH OF THE ABOVE DESCD PREM AS LIES WITHIN THE LIMITE OF VALLEY RD

THIS DESCPTN X IS TAKEN FR A SURVEY RECENTLY MADE BY KENNETH D OWEN SURV & THE PROP TO BE CONVD IS PART OF PROP OF WHICH LATE CAROLINE VAN REYPER DIED SEIZED & WHICH WAS DEVISED TO THE ∅ IN & BY HER LAST WILL & TEST

976—Warranty Deed—Corp. to Ind. or Corp. 8 JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS 80 EXCHANGE PLACE AT BROADWAY, NEW YORK

3822 PAGE 569

This Indenture,

Made the 9th *day of* October *, in the year of our Lord One Thousand Nine Hundred and* Sixty-one

Between BURR REALTY CORPORATION, 15 Exchange Place, Jersey City, New Jersey

Garden State title Intd

a corporation duly organized and existing under and by virtue of the laws of the State of New Jersey *having its principal office in the* city *of* Jersey City *in the County of* Hudson *and State of* New Jersey *party of the first part*

And GERT L. DANIELS and DAISY C. DANIELS, his wife residing at 8 Nassau Road

in the Town *of* Montclair *County of* Essex *and State of* New Jersey *parties of the second part;*

Witnesseth, *That the said party of the first part, for and in consideration of* One ($1.00) Dollar and other valuable consideration in *lawful money of the United States of America, to it in hand well and truly paid by the said parties 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 parties of the second part, and to* their heirs *and assigns, forever,*

All that *tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the* Town *of* Montclair *County of* Essex *and State of* New Jersey

Beginning at a point in the Southerly line of Nassau Road as laid out on a "Map of property of the Godfrey Corporation," made November 18, 1911 by F.W. Crane, C.E., distant Easterly along said side line of Nassau Road one hundred and eighty (180) feet from its intersection with the Easterly side of Valley Road, said point being the Northeast corner of Lot No. 30 shown on said map; thence along said Southerly side of Nassau Road South fifty-three degrees twenty-one minutes East sixty (60) feet; thence at right angles to Nassau Road South thirty-six degrees thirty-nine minutes West one hundred fifty-seven and eighty-nine hundredths (157.89) feet to the Southerly line of the tract shown on said map; thence parallel with Nassau Road North fifty-three degrees twenty-one minutes West sixty (60) feet to the Easterly line of Lot No.30 on said map; thence along said last mentioned line North thirty-six degrees thirty-nine minutes East one hundred fifty-seven and eighty-nine hundredths (157.89) feet to Nassau Road at the place of Beginning. Being Lot No. 29 on the above mentioned map, and being commonly known as 8 Nassau Road in said Town.

Being also the same premises conveyed to Wilbur R. Leopold and Margaret Leopold, his wife by deed of Ralph L. Huttenloch, unmarried, dated November 15, 1950, and recorded on November 16, 1950 in the Essex County Register's Office in Deed Book 2893 at page 191.

Being also the same premises conveyed to the party of the first

ASSESSOR'S OFFICE NOV 20 1961 Per
RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J. OCT 13 11 31 AM '61 REGISTER
R.S. 26.95
1176864
8 Nassau Road 8400
MAP 3 BLOCK B LOT 21

part by deed of Wilbur R. Leopold and Margaret Leopold, his wife, dated August 12, 1959, and recorded on August 14, 1959 in the Essex County Register's Office in Deed Book 3657 at page 183.

Together with all the right, title and interest of the party of the first part in and to so much of Nassau Road as lies in front of said premises to the center line thereof.

ASSESSOR'S OFFICE

RECEIVED
SEP 8 1959





108—N. J. DEED—FULL COVENANT WARRANTY
IND. TO IND. OR CORP.

ALL STATE OFFICE SUPPLY CO.
202 HIGH ST., NEWARK 2, N. J.

RECEIVED AUG 14 12 22 PM 59
REGISTER'S OFFICE
ESSEX COUNTY, N. J.

BOOK 3657 PAGE 183

This Indenture,

Made the 12th *day of* August *in the year One Thousand Nine Hundred and* Fifty-nine

Between Wilbur R. Leopold and Margaret Leopold, his wife

Cooper & Crawford

residing at 8 Nassau Road *in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey *party of the first part:*

And Burr Realty Corporation, a New Jersey corporation, having its place of business at 15 Exchange Place, Jersey City, New Jersey,

~~xhx~~ ~~xxxxxxxx~~ ~~of~~ ~~in the County of~~ *party of the second part;*

R.S. 27.00

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

One ($1.00) dollar and other valuable considerations in

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, ha* ve *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* its successors *and assigns, forever,*

All that *tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey

Beginning at a point in the Southerly line of Nassau Road as laid out on a "Map of property of the Godfrey Corporation," made November 18, 1911 by F. W. Crane, C. E. , distant Easterly along said side line of Nassau Road one hundred and eighty (180) feet ffom its intersection with the Easterly side of Valley Road, said point being the Northeast corner of Lot No. 30 shown on said map; thence along said Southerly side of Nassau Road South fifty-three degrees twenty-one minutes East sixty(60) feet; thence at right angles to Nassau Road South thirty-six degrees thirty-nine minutes West one hundred fifty-seven and eighty-nine hundredths (157.89) feet to the Southerly line of the tract shown on said map; thence parallel with Nassau Road North fifty-three degrees twenty-one minutes West sixty (60) feet to the Easterly line of Lot No.30 on said map; thence along said last mentioned line North thirty-six degrees thirty-nine minutes East one hundred fifty-seven and eighty-nine hundredths (157.89) feet to Nassau Road at the place of Beginning. Being Lot No. 29 on the above mentioned map, and being commonly known as 8 Nassau Road in said Town.

Being also the same premises conveyed to the party of the first part by deed of Ralph L. Huttenloch, unmarried, dated November 15, 1950, and recorded on November 16, 1950 in the Essex County Register's Office in Deed Book 2893 at page 191.

Together with all the right, title and interest of the party of the first part in and to so much of Nassau Road as lies in front of said premises to the center line thereof.

71670
8 Nassau Rd

#28 A.I.C.

MAP 3 BLOCK B LOT 21

ESSEX COUNTY REGISTER'S OFFICE

8 Nassau Rd
6500

B & S **DEED**

By RALPH L. HUTTENLOCH, UNMARRIED
MONTCLAIR

To WILBUR R. LEOPOLD & MARGARET,
HIS WF
MONTCLAIR

Block ____ Lot ____

Dated 11/15/50 Ack 11/15/50

Rec. 11/16/50 Book 2893 191

Returned to: GOODELL & ALLCORN
484 BLOOMFIELD AVE.,
MONTCLAIR, N. J.

Stamps $16.50 Cons. $1.

Liens NONE

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B at a pt in S li of Nassau Rd, as laid out on "Map of prop of Godfrey Corp." made 11/18/11 by F. W. Crane, C.E., dist E alg sd si of Nassau Rd 180 ft from its intersec wi E si of Valley Rd, sd pt being NE cor of lot #30 shown on sd map;
TH alg sd S si of Nassau Rd S 53° 21' E 60 ft;
TH at right angles to Nassau Rd S 36° 39' W 157.89 ft to S li of tract shown on sd map;
TH par wi Nassau Rd N 53° 21' W 60 ft to E li of Lot #30 on sd map;
TH alg sd last men li N 36° 39' E 157.89 ft to Nassau Rd at pl of B.

Lot #29 on above mentioned map.

RECITES SA X-96 22; & known as #8 Nassau Rd.

JJ 9 WTTY

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

8 Nassau

MAP 3 BLOCK B LOT 21

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO _____ AND _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

DEED _____ Block _____ No. _____

Date of Deed JUNE 15/40 19 Liber X 96 pa. 22-23

Cons. $ 1. Ack'd JUNE 15/40 19 Recorded ~~JUNE 27/40~~ JUNE 27/40 19

Grantors

ELLA PEPPER HUTTENLOCH AND
WILLIAM C HUTTENLOCH, HER HUSB
TOWN OF MONT

NO STAMPS
ACKD BEF JOHN PICKEN
N P OF N J

Grantees

RALPH L HUTTENLOCH, UNMARRIED
TOWN OF MONT

Premises

TOWN OF MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE _____ AND TO _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT PT IN SLY LI OF NASSAU RD AS LAID OUT
ON A MAP OF PPTY OF GODFREY CORP, MD NOV
18/11 BY F W CRANE, C E, DIST ELY ALG SD
SI OF NASSAU RD 180 FT FR ITS INTER WI THE
ELY S I OF VALLEY RD, SD PT BG NE COR OF
LOT NO 30 SHOWN ON SD MAP
TH ALG SD SLY S I OF NASSAU RD S 53° 21' E
60 FT
TH AT L TO NASSAU RD S 36° 39' W 157.89 FT
TO SLY LI OF THE TR SHOWN ON SD MAP
TH = WI NASSAU RD N 53° 21' W 60 FT TO ELY
LI OF LOT NO 30 ON SD MAP
TH ALG SD LAST MEND LI N 36° 39' E 157.89
FT TO NASSAU RD AT PL OF B [OVER]

C.F.P.

T532-4.40-9M
N. J. R. T. I. CO.

BG LOT NO 29 ON ABV MENTD MAP
TOG WI ALL RIGHT, TITLE AND INT OF ⊕ IN AND TO SO MUCH OFNASSAU RD AS
LIES IN FRONT OF SD LOT, TO CENTER LI THEREOF
RECITES SA AS DEED BK F 71 PG X 219-220
SUBJ TO RESTRICS CONT IN DEED BK X 50 PG 517 (HEREINAFTER SET FORTH
SUBJ TO MTG OF 7000. HELD BY KATE E HARRISON AND CARRIE V HARRISON, BOTH
UNMARRIED

Z 2 WTTY

MAP 3 BLOCK B LOT 21

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

T. 29 -24 50M

DEED

Block No.

Date of Deed OCT 10/24 19 Liber pa.

Cons. $ 1 Ack'd OCT 10/24 19 Recorded OCT 14/24 19

Grantors

KATE E, HARRISON
CARRIE V, HARRISON,
BOTH UNMARRIED

$3. STAMPS

Grantees

ELLA PEPPER HUTTENLOCH WF OF
WILLIAM C, HUTTENLOCH

Premises

TOWN OF MONT
B AT PT IN S L NASSAU RD, AS LAID OUT ON MAP OF
PROP GODFREY CORPORATION, MADE NOV 18/11
BY F, W, CRANE, C, E, DIST ELY ALG SD S OF NASSAU
RD 180 FT FR ITS INTER WITH E S OF VALLEY RD SD PT
BG NE COR OF LOT 30 KN ON SD MAP
TH ALG SD S S OF NASSAU RD S 53° 21' E 60 FT
TH AT L TO NASSAU RD S 36° 39' W 157.89 FT
TO S L OF TRACT SHOWN ON SD MAP
TH = WITH NASSAU RD N 53° 21' W 60 FT TO E L OF
LOT NO 30 ON SD MAP
TH ALG SD LAST MENTD L N 36° 39' E 157.89 FT
TO NASSAU RD & B

BG LOT 29 ON ABOVE MENTD MAP

TOGETHER WITH ALL RIGHT, TITLE & INT OF @ IN &
TO SO MUCH OF NASSAU RD AS LIES IN FRONT OF SD
LOT, TO CENTRE L THEREOF

[OVER]

RECITES SA X-63 128

SUB TO RESTRS CONTAINED IN DEED RECD X-50 517

W 5 WTTY

MAP 3 BLOCK B LOT 21 ✓

APPLICATION No.

EXAMINED

RECORD OF INSTRUMENT

DEED Block No.

Date of Deed JULY 12/20 19 Liber pa.

Cons. $ 1 Ack'd JULY 12/20 19 Recorded JULY 14/20 19

Grantors

CHRISTOPHER MYERS &
EMMOGENE MYERS HIS W

$1.50 STAMPS

Grantees

KATE E HARRISON &
CARRIE V HARRISON

Premises TOWN MONT

B AT PT IN S L OF NASSAU RD AS LAID OUT ON "MAP OF PROP OF THE GODFREY CORP" MADE NOV 18, 1911 BY F W CRANE, C E DIST E ALG SD S OF NASSAU RD 180 FT FR ITS INTER WITH E S OF VALLEY RD SD PT BG NE COR OF LOT NO 30 SHOWN ON SD MAP
TH ALG SD S S OF NASSAU RD S 53° 21' E 60 FT
TH AT L TO NASSAU RD S 39° W 157.89 FT TO S L OF TRACT SHOWN ON SD MAP
TH WITH NASSAU RD N 53° 21' W 60 FT TO E L OF LOT NO 30 ON SD MAP
TH ALG SD LAST MENTD L N 36° 39' E 157.89 FT TO NASSAU RD AT B
BG LOT 29 ON ABV MENTD MAP
TOGETHER WITH ALL RIGHT TITLE & INT OF GR IN & TO SO MUCH OF NASSAU RD AS LIES IN FRONT OF SD LOT TO CENTRE L THF
RECITES SA Q 54 284
SUB RESTRS IN SD DEED SET FORTH
SUB ALSO MTG $1000 NOW COVERING SD PREMXXXXXXX RECD W 29 194-196 WHICH GR ASSUMES AS BD CON THIS DEED

4-20-15M.-B.

14 J B&S

10-13—20M—G.

3-B-21

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

DEED Block No.

Date of Deed APL. 1 1914 191 Liber pa.

Cons. $ 1, Ack'd MAY 15 1914 191 Recorded JUNE 25 1914 191

Grantors

WILLIE WIKSTROM
CHARLOTTA HIS WF

Grantees

CHRISTOPHER MYERS.

Premises TOWNM OF MONT

B AT APT IN THE S LINE OF NASSAU ROAD AS LAID OUT ON MAP OF PROP OF THE GODFREY CORP MADE NOV 18 1911 BY F, W, CRANEC, E, DIST ELY 180 FT FR E S OF VALLEY ROAD, SD PT BG THE NE COR LOT 30 ON SD MAP
TH ALG S S OF NASSAU ROAD S 53° 21' E 60 FT
TH AT L TO NAS AU ROAD S 36° 39' W 157 89/100 FT TO S L OF TRACT SHOWN ON SD MAP
TH = WITH NASSAU ROAD N 53° 21' W 60 FT TO E L LOT 30 ON SD MAP
TH ALG LAST MENTD LINE N 36° 39' E 157 89/100 FT TO NASSAU ROAD AT PL OF B,
BG LOT NO 29 ON SD MAP.

TOGETHER WITH ALL RIGHT TITLE & INT IN & TO SO MUCH OF NASSAU ROAD AS LIES IN FRONT SD PREM TO CENTRE LINE THF.

RECITES PART OF R 52 618 OVER

SUB TO RESTRS FOR 25 YRS FR THE DATE HEREOF,
SD PREM SHALL BE USED FOR RESIDENTAL PURPOSES ONLY, & THAT THERE SHALL BE BUILT THEREON ONLY ONE SINGLE FAMILY DWLG HOUSE TO COST NOT LESS THAN $5000. WHEN ERECTED, THE FRONT LINE THF TO BE LOCATED 35 FT BACK FR THE FRONT LINE OF THE LOT, ANY SUCH HOUSE, IF BUILT PRIOR TO JAN 1 1917 , TO BE BUILT FR PLANCS TO BE APPROVED BY AARON W, GODFREY OR THE GODFREY CORP, SUITABLE & NECESSARY OUT BLDGS TO BE USED IN CONNECTION WITH A PRIVATE RESIDENCE MAY BE BUILT AT ANY PT ON THE LOT NOT NEARER THAN 100 FT FR THE S LINE OF NASSAU ROAD.

8-12—10M—G

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

W 2 S

3-13-21 ✓
11-0-74 ✓
35-C-7 ✓

DEED Block No.

Date of Deed MAR 4/13 191 Liber pa.

Cons. $ 1 Ack'd MAR 4/13 191 Recorded MAR 5/13 191

Grantors

GEORGE EDWARD MYERS
MARY E MYERS, HIS WF

Grantees

WILLIE WIKSTROM

Premises CITY OF E, O, & ~~TOWN OF MONT~~

IST TRACT IN CITY OF E, OL
B AT PT IN NE L CENTRAL AV DIST SE 134 75/100 FT FR SE L EVERGREEN PL
TH ALG SD L CENTRAL AV S 41° 31' E 35 FT
N 48° 29' E 150 FT
N 41° 31' W 16 17/100 FT
N 53° 54' W 19 27/100 FT
S 48° 29' W 45 86/100 FT TO SD L CENTRAL AV & B,
RECITES SA Q 50 45,

OVER

100M-7-08.

35-C-7 ✓

2ND TRACT IN TOWN OF MONT

B AT PT IN S L WALNUT ST DIST E ALG SD L 195 FT FR INTERSEC WITH E L GROVE ST SD PT BG NE COR OF LD FMLY OF SOUTHWARD, NOW OR LATE OF WOOD

TH ALG SD S L WALNUT ST S 48° 39' E 65 FT

S 44° 29' W 180 FT 10 1/2 IN TO L OF LD NOW OR FMLY OF ELLA BOOTH

ALG LAST MENTD LINE N 46° 11' W 64 FT 11 IN TO SE COR OF WOOD'S LD

ALG SD WOOD'S ELY LINE N 44° 29' E 178 FT 1 IN TO B,

RECITES SA M 46 455.

3-B-21 ✓

3RD TRACT IN TOWN OF MONT

B AT PT IN S L NASSAU RD AS LAID OUT ON "MAP OF PROP OF THE GODFREY CORPORATION" MADE NOV 18/11 BY F. W. CRANE, C. E. DIST E ALG SD SIDE NASSAU RD 180 FT FR INTERSEC WITH E SIDE OF VALLEY RD, SD PT BG NE COR OF LOT NO 30 SHOWN ON MAP

ALG SD S SIDE NASSAU RD S 53° 21' E 60 FT

AT L TO NASSAU ST S 36° 39' W 157 89/100 FT TO S L TRACT SHOWN ON SD MAP

TH = NASSAU RD N 53° 21' W 60 FT TO E L LOT NO 30

ALG LAST MENTD LINE N 36° 39' E 157 89/100 FT TO NASSAU RD AT B

BG LOT NO 29 ON ABV MENTD MAP, TOGETHER WITH ALL THE RIGHT TITLE & INT OF ① IN & TO SO MUCH OF NASSAU RD AS LIES IN FRONT OF SD LOT TO CENTRE L THF,

RECITES SA X 50 517.

4TH TRACT IN TOWN OF MONT,

over

11-D-74 ✓

100M-7-08.

11-0-74 ✓

B AT PT IN S L FERNWOOD PL DIST NW ALG SD L 125 FT FR INTERSEC WITH W L VALLEY RD

TH ALG SD S L FERNWOOD PL N 53° 24' W 40 85/100 FT TO E L OF LD NOW OR LATE OF GOLDINGAY

TH ALG LAST MENTD LINE S 37° 24' W 75 FT TO N L LD NOW OR LATE OF RAYMOND D SIGLER

ALG LAST MENTD LINE S 53° 24' E 40 48/100 FT

= WITH VALLEY RD N 37° 40' E 75 FT TO FERNWOOD PL AT B

TOGETHER WITH RIGHT TO USE SD FERNWOOD PL AS PRIVATE ST 20 FT IN WIDTH RUNNING FR VALLEY RD TO NEW YORK & GREENWOOD LAKE R R

RECITES SA M 51 412.

SUB ANY RESTRS ON ABV 4 TRACTS ALSO SUB ANY MTGS OR OTHER ENCUMBRANCES NOW CONSTITUTING LIENS ON ANY OR ALL OF SD 4 TRACTS.

C 21 WTTY

5-12—10M—G

3-B-21-V

APPLICATION NO.
EXAMINED
RECORD OF INSTRUMENT

DEED Block No.

Date of Deed JULY 30/12 191 Liber pa.

Cons. $ 1 Ack'd JULY 30/12 191 Recorded AUG 1/12 191

Grantors

GODFREY CORPORATION
A CORP

Grantees

G EDWARD MYERS

Premises TOWN OF MOUNT

B AT PT IN S LINE OF NASSAU ROAD AS LAID OUT ON A "MAP OF PROP OF THE GODFREY CORPORATION " MADE NOV 18, 1911 BY F W CRANE C E DIST E ALG SD S OF NASSAU ROAD 180 FT FR ITS INTERSECT WITH E S OF VALLEY ROAD, SD PT BG THE NE COR OF LOT NO 30, SHOWN ON SD MAP

TH ALG SD S S OF NASSAU ROAD S 53° 21' E 60 FT

AT ⌊ TO NASSAU ROAD S 36° 39' W 157 89/100 FT TO S LINE OF THE TRACT SHOWN ON SD MAP

= WITH NASSAU ROAD N 53° 21' W 60 FT TO E LINE OF LOT NO 30 ON SD MAP

ALG SD LAST MENTD LINE N 36° 39' E 157 89/100 FT TO NASSAU ROAD AT THE B

BG LOT NO 29 ON ABV MENTD MAP

TOGETHER WITH ALL THE RIGHT, TITLE AND INT OF & IN & TO SO MUCH OF NASSAU ROAD AS LIES IN FRONT OF SD LOT TO THE CENTER LINE THF OVER

SUB TO RESTRS THAT FOR A PERIOD OF 25 YRS FR THE DATE HEREOF SD PREM SHALL BE USED FOR RESIDENTAIL PURPOSES ONLY, AND THAT THERE SHALL BE BUILT THEREON ONLY ONE SINGLE FAMILY DLWG HOUSE TO COST NOT LESS THAN $5000, WHEN ERECTED, THE FRONT LINE THF TO BE LOCATED 35 FT BACK FR THE FRONT LINE OF THE LOT, ANY SUCH HOUSE IF BUILT PRIOR TO JAN 1ST, 1917 TO BE BUILT FR PLANS TO BE APPROVED BY AARON W GODFREY OR THE GODFREY CORP, ~~XXXXX~~ SUITABLE AND NECESSARY OUTBLDGS TO BE USED IN CONNECTION WITH A PRIVATE RESIDENCE MAY BE BUILT AT ANY PT ON THE LOT NOT NEARER THAN 100 FT FR THE S LINE OF NASSAU ROAD

ASSESSOR'S OFFICE
Vicomtz
98 Broad Blvd

RECEIVED
NOV 26 1971
Per

BOOK 4385 PAGE 332

103 - DEED - BARGAIN AND SALE (COVENANT AGAINST GRANTOR) D S T COPYRIGHT © 1965 BY ALL-STATE OFFICE SUPPLY CO. IND. TO IND. OR CORP. 49 EDISON PLACE, NEWARK, N. J. 07102

This Deed, *made the* 10th *day of* June, *19* 71.,

Between JACK W. MATTHEWS and DAYLE R. MATTHEWS, His wife,

residing at 6 Nassau Road
in the Town *of* Montclair *in the County of* Essex *and State of* New Jersey, *herein designated as the Grantors,*
And KLAUS D. DANGEL and TERRI L. DANGEL, His wife,

COUNTY OF ESSEX
CONSIDERATION 37,500.00
REALTY TRANSFER FEE 37.50
DATE BY

~~residing or to reside at~~ about to reside at 6 Nassau Road,
in the Town *of* Montclair *in the County of* Essex *and State of* New Jersey *herein designated as the Grantees;*

Witnesseth, *that the Grantors, for and in consideration of*

THIRTY-SEVEN THOUSAND FIVE HUNDRED AND 00/100 - - - - - ($37,500.00)

lawful money of the United States of America, to the Grantors 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 Grantors being therewith fully satisfied, do 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* Town *of* Montclair *in the County of* Essex *and State of New Jersey, more particularly described as follows:*

BEGINNING at a point in the southerly side of Nassau Road distant easterly along said side 120 feet from its intersection with the easterly side of Valley Road; thence (1) along said southerly side of Nassau Road South 53 degrees 21 minutes East, 60 feet to the westerly line of land now or formerly of Harrison; thence (2) South 36 degrees 39 minutes West, 157.89 feet to the northerly line of land now or formerly of Foster; thence (3) North 53 degrees 21 minutes West, 40 feet to line of land now or formerly of Perrine; thence (4) North 36 degrees 39 minutes East, 8.44 feet; thence (5) further along said land North 53 degrees 21 minutes West, 20 feet; thence (6) North 36 degrees 39 minutes East along land now or formerly of Johnson 149.45 feet to the point or place of BEGINNING.

The above description being in accordance with survey made by Watkins & Leach, C. E., dated September 8, 1945.

Subject to telephone and electric utility easements, restrictions of record, if any, and zoning ordinances.

Being the same premises conveyed to the grantors herein by deed of F. David Hart and Carol A. Hart, his wife, dated July 9, 1965, and recorded August 5, 1965, in Essex County Deed Book 4111, Page 91.

The foregoing description is also in accordance with survey made by Miller and McGiffert, Inc., Licensed Engineers, dated July 26, 1965.

RECEIVED & RECORDED
REGISTER'S OFFICE
ESSEX COUNTY, N.J.
SEP 13 2 57 PM '71
Hyman B. Minitz
REGISTER

6 Nassau Rd.

MAP 3 BLOCK 13 LOT 22

2814381

ASSESSOR'S OFFICE
RECEIVED
SEP 7 1965

103—N. J. DEED—BARGAIN AND SALE (COVENANT AGAINST GRANTORS) INDIVIDUAL OR CORP. E N T ALL-STATE OFFICE SUPPLY CO. 49 EDISON PLACE, NEWARK 2, N. J.

BOOK 4111 PAGE 91

This Indenture,

Made the 9th day of July, in the year of our Lord One Thousand Nine Hundred and Sixty-five

Between

F. DAVID HART and CAROL A. HART, his wife

residing at 6 Nassau Road in the Town of Montclair in the County of Essex and State of New Jersey party of the first part;

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J. AUG 5 11 25 AM '65 REGISTER

And

JACK W. MATTHEWS and DAYLE R. MATTHEWS, his wife

about to reside at 6 Nassau Road, in the Town of Montclair in the County of and State of party of the second part:

Witnesseth, that the said party of the first part, for and in consideration of ONE DOLLAR ($1.00) lawful money of the United States of America, and other good and valuable consideration 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 Town of Montclair in the County of Essex and State of New Jersey

BEGINNING at a point in the southerly side of Nassau Road distant easterly along said side 120 feet from its intersection with the easterly side of Valley Road; thence (1) along said southerly side of Nassau Road south 53 degrees 21 minutes east 60 feet to the westerly line of land now or formerly of Harrison; thence (2) south 36 degrees 39 minutes west 157.89 feet to the northerly line of land now or formerly of Foster; thence (3) north 53 degrees 21 minutes west 40 feet to line of land now or formerly of Perrine; thence (4) north 36 degrees 39 minutes east 8.44 feet; thence (5) further along said land north 53 degrees 21 minutes west 20 feet; thence (6) north 36 degrees 39 minutes east along land now or formerly of Johnson 149.45 feet to the point or place of BEGINNING.

The above description being in accordance with survey made by Watkins & Leach, C.E., dated September 8th, 1945.

Being the same premises conveyed to the parties of the first part by Robert G. Miller and Mary Louise Miller, his wife, by deed dated May 18, 1961 and recorded in the Essex County Register's Office in Deed Book 3789 page 587.

Subject to telephone and electric utility easements, restrictions of record, if any, and zoning ordinances.

MAP 3 BLOCK B LOT 22

J. DEED—BARGAIN AND SALE ... GAINST GRANTOR) FORM NO. 153 THE CHISHOLM PRINTING COMPANY ... EARL ST. N. Y. 8001

ASSESSOR'S OFFICE
RECEIVED
9 19

This Indenture,

Made the Eighteenth *day of* May *in the year of our Lord One Thousand Nine Hundred and* Sixty-one,

Between ROBERT G. MILLER and MARY LOUISE MILLER, his wife,

Garden State

RECEIVED RECORD
REGISTER'S OFFICE
ESSEX COUNTY
MAY 22 10 49 AM '61
REGISTER

of the Town *of* Montclair, *in the County of* Essex, *and State of* New Jersey, *party of the first part:*

And F. DAVID HART and ~~CAROL A. HART~~ WF, his wife,

R.S. 25.30

party 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, *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* Town *of* Montclair, *in the County of* Essex, *and State of* New Jersey:

9 x 7 3 4 0
6 Nassau Road
9300

BEGINNING at a point in the southerly side of Nassau Road distant easterly along said side 120 feet from its intersection with the easterly side of Valley Road; thence (1) along said southerly side of Nassau Road south 53 degrees 21 minutes east 60 feet to the westerly line of land now or formerly of Harrison; thence (2) south 36 degrees 39 minutes west 157.89 feet to the northerly line of land now or formerly of Foster; thence (3) north 53 degrees 21 minutes west 40 feet to line of land now or formerly of Perrine; thence (4) north 36 degrees 39 minutes east 8.44 feet; thence (5) further along said land north 53 degrees 21 minutes west 20 feet; thence (6) north 36 degrees 39 minutes east along land now or formerly of Johnston 149.45 feet to the point or place of BEGINNING.

THE ABOVE DESCRIPTION being in accordance with survey made by Watkins & Leach, C.E., dated September 8th, 1945.

BEING THE SAME premises conveyed to the parties of the first part by deed from Robert Rubenacker and Jean Mary Rubenacker, his wife, dated April 29, 1949, and recorded on May 3, 1949, in Essex County Register's Office in Deed Book Y 112, at page 411.

MAP 3 BLOCK B LOT 22



#9 A. R.

ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK B LOT 22

6 Nassau 7100

W **DEED**

By ROBERT RUBENACKER &
JEAN MARY, HIS WIFE
6 NASSAU RD.
MONTCLAIR

To

ROBERT G. MILLER &
MARY LOUISE, HIS WIFE
NO ADDRESS

Block ..... **Lot** .....

Dated 4/29/49 **Ack** 4/29/49

Rec. 5/3/49 **Book** Y-112 411

Returned to: Boyd, Dodd, Keer & Booth
31 Park St.
Montclair

Stamps $16.50 **Cons.** $1.00

Liens None

ASSESSOR'S OFFICE RECEIVED MAY 14 1949 Per

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B at a pt in the S s of Nassau Rd dist E alg sd s 120 ft fr its int with the E s of Valley Rd.

TH (1) alg sd S s of Nassau Rd S 53° 21 min E 60 ft to the W l of land n/f of Harrison;
TH (2) S 36° 39 min W 157.89 ft to the N l of land n/f of Foster;
TH (3) N 53° 21 min W 40 ft to l of land n/f of Perrine;
TH (4) N 36° 39 min E 8.44 ft
TH (5) further alg sd land N 53° 21 min W 20 ft
TH (6) N 36° 39 min E alg land n/f of Johnston 149.45 ft to the pt or pl of B.

Surv made by Watkins & Leach, Surveyors, dated Sept. 8, 1945.

RECITE: SA K-103 215
Known as 6 Nassau Rd. Montclair.

#107 AON

ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK B LOT 22

B & S **DEED** 6 Nassau

By MONTCLAIR TRUST COMPANY TRUSTEE ETC
& ESSEX TITLE GTY & TRUST CO
MONTCLAIR

To
ROBERT RUBENACKER & JEAN MARY WIFE
MONTCLAIR

Block ____ Lot ____

Dated 5-29-44 Ack. 5-29-44

Rec. 6-2-44 Book K-103 215

Returned to: Essex T Gty & Tr Co
Montcl

Stamps $9.35 Cons. $8500.

Liens None

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B at a pt in the S sd of Nassau Rd dist E alg sd sd 120 ft from its inter with the E sd of Valley Road
TH alg sd S sd of Nassau Rd S 53° 21' E 60 ft to the W l of land n/f of Harrison
TH S 26° 39' W 157.89 ft to the N l of land n/f of Foster
TH N 53° 21' W 40 ft to l of land n/f of Perrine
TH N 36° 39' E 8.44 ft
TH further alg sd land N 53° 21' W 20 ft
TH N 36° 39' E alg land n/f of Johnston 149.45 ft to pl of B.
Restrictions B-32 350

W.H.J.

S 40 WTTY

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

6 Nassau Rd

MAP 3 BLOCK B LOT 22

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

DEED Block No.

Date of Deed NOV 28/39 19 Liber W 95 pa. 354-356

Cons. $ 1. Ack'd NOV 28/39 19 Recorded NOV 29/39 19

HAB: UNTO AND HEIRS,

SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

Grantors

FRANCES A. GIVAUDAN
RICHARD A. GIVAUDAN, HER HUS
TRENTON, MERCER CO

$9.50 STAMPS
ACK BEFORE
PHILIP F. BOTZONG
M CC OF N.J.

Grantees

MONTCLAIR TRUST COMPANY
A CORP OF N.J. TRUSTEE UNDER
CERT INDENTURE OF TRUST AGRMTS
MADE BET ESSEX TITLE GUARANTY
AND TRUST COMPANY
A CORP OF N.J. AND SD MONTCLAIR
TRUST COMPANY, TRUSTEE

C.F.P.

Premises MONTCLAIR

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE _____ AND TO _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT A PT IN THE S S OF NASSAU RD DIST
E ALG SD S 120 FT FR ITS INTER WITH THE
E S OF VALLEY RD
TH ALG SD S S OF NASSAU RD S 53° 21' E
60 FT TO THE W L OF LD NOW OR FMLY OF
HARRISON
TH S 36° 39' W 157.89 FT TO THE N L OF
LD NOW OR FMLY OF FOSTER
TH N 53° 21' W 40 FT TO L OF LD NOW OR FMLY
OF PERRINE
TH N 36° 39' E 8.44 FT
TH FURTHER ALG SD LD N 53° 21' W 20 FT
TH N 36° 39' E ALG XMX LD NOW OR FMLY
OF JOHNSTON 149.45 FT TO THE PT & PL OF B

OVER

T532-11-39-10M
N. J. R. T. I. CO.

SUB TO A MTG MADE BY RICHARD A. GIVAUDAN AND FRANCES A. GIVAUDAN, HIS WF TO ESSEX TITLE GUARANTY AND TRUST COMPANY DT AUG 9, 1924 AND REC IN BK Z 51 OF MTGS FOR ESSEX CO P 389.

H 35 WTTY

MAP 3 BLOCK B LOT 22 ✓

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO AND HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

3-B-22

DEED BLOCK NO.

DATE OF DEED JUNE 22 1927 19 LIBER JUNE 28 1927 PA.

CONS. $ 1 ACK'D JUNE 22 1927 19 RECORDED 19

GRANTORS

JULIA V. PECORA, UNMARRIED

GRANTEES

FRANCES A. GIVAUDAN
WF OF RICHARD A. GIVADAN

PREMISES

TOWN MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE AND TO HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT PT IN S SIDE OF NASSAU RD DIST E ALG
SD S 120 FT FR INTER WITH E S OF VALLEY
TH ALG SD S SIDE OF NASSAU RD S 53° 21'
E 60 FT TO W L OF LOT NO. 29 ON MAP
HEREINAFTER MENTD
TH ALG SD LAST MENTD L S 36° 39' W
157.89 FT TO REAR L OF WHOLE TR SHOWN ON
SD MAP
TH ALG SD LAST MENTD L N 53° 21' E 40 FT
TH STILL AL SA N 6° 39' E 8.44 FT
TH STILL ALG SA N 53° 21' W 20 FT TO E L OF
LOT #31 ON SD MAP [OVER]

T. 29 5-27 50M.

JK

TH ALG SD LAST MENTD L N 36° 39' E 149.45 FT TO NASSAU RD AT B
BG LOT NO. 30 ON MAP OF PROP OF GODFREY CORP, UPPER MONT, N J MADE MAR 30 1912
BY F.W. CRANE C E

TOGETHER WITH ALL RIGHT, TITLE & INT. OF Y IN Z TO SO MUCH OF NASSAU RD AS LIES IN
FRONT OF SD PREM TO CENTER L THEREOF

SUB TO RSTRS

34 J

WTTY

MAP 3 BLOCK B LOT 22 ✓

APPLICATION NO.....

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO.....AND.....HEIRS.

SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

3-B-22

DEED BLOCK..... NO.....

DATE OF DEED JUNE 22 1927 19 LIBER..... PA.....

CONS. $ 1, ACK'D JUNE 22 1927 19 RECORDED JUNE 28 1927 19

GRANTORS

RICHARD A,GIVAUDAN
FRANCES A,GIVAUDAN HIS WF

GRANTEES

JULIS V,PECORA.

PREMISES TOWN MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE..... AND TO .....HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT A PT IN THE S S OF NASSAU ROAD DIST W 120 FT FR E S VALLEY----
TH ALG S S NASSAU ROAD S 53° 21' E 60 FT TO W S LOT 29 SD MAP
TH ALG LAST MENTD LINE S 36° 39' W 157,89 FT TO REAR OF THE WHOLE TRACT SHOWN ON SD MAP
TH ALG LAST MENTD LINE N 53° 21' W 40 FT
TH ALG SA N 36° 39' E 8 44/100 FT
TH ALG SA N 53° 21' W 20 FT TO E S LOT 31
TH ALG SA N 36° 39" E 149 45/100 FT TO NASSAU ROAD & B
BG LOT 30 MAP GODFREY CORP MADE MAR 20 1912 BY C,B, F,W,CRANE SUR. OVER.

OK CB.

T 29 8-26 65M F.

TOGETHER WITH ALL RIGHT TITLE & INT OF ⊕ IN & TO SO MUCH OF NASSAU ROAD AS LIES IN FRONT SD PREM TO CENTER LINE THF.

RECITES SA S 70 157 158.

SUB TO RESTRS, THAT FOR A PERIOD OF 14 YRS FR DATE HEREOF, THE PREMSHALL BE USED FOR RESIDENTIAL PURPOSES ONLY & THAT THERE SHALL BE ERECTED THEREON ONLY ONE SINGLE FAMILY DWLG HOUSE TO COST NOT LESS THAN $5000. WHEN ERECTED, THE FRONT LINE THEREOF TO BE LOCATED 35 FT FR THE FRONT LINE OF THE LOT, & THAT SUITABLE & NECESSARY OUT BLDGS TO BE USED IN CONNECTION THEREWITH MAY BE BUILT NOT MORE THAN 100 FT FR THE LY LINE OF NASSAU ROAD.

B 52 WTTY

MAP 3 BLOCK B LOT 22

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

T 29 7-23 85M

DEED Block No.

Date of Deed MAY 9 1924 19 Liber pa.

Cons. $ 1 Ack'd MAY 9 1924 19 Recorded MAY 13 1924 19

Grantors

GODFREY CORPORATION
CORP OF N J

$3 STAMPS

Grantees

RICHARD A GIVAUDAN
FRANCES AHIS WF

Premises

TOWN OF MONT

B AT A PT IN SLY S OF NASSAU RD ELY ALGSD S 129 FT FR ITS INTER WITH ELY S OF VALLEY
TH ALG SD SLY S OF NASSAU RD S 53° 21' E 60 FT TO ELY L OF LO NO 29 ON MAP HEREINAFTER MENTIONED
TH ALG SD LAST MENTIONED L S 36° 39' W 157.89 FT TO REAR L OF WHOE TRACT SHOWN ON SD MAP
TH ALG SD LAST MENTIONED L N 53° 21' W 40 FT
TH STILL ALG SA N 36° 39' E 8.44 FT
TH STILL ALGSA N 53° 21' W 20 FT TO ELY L OF LOT NO 31 ONSD MAP
TH ALG SD LASTMENTIONED L N 35° 39' E 149.45 FT TO NASSAU RD AT PT OF B
BG LOT NO 30 ON MAP OF PROP OF GODFREY CORP UPPER MONT N J MADE MAR 20 1912 BY F W CRANE C E
TOGETHER WITH ALL RIGHT TITLE AND INTEREST OF " NN AND TO S MUCH OF NASSAU RD AS LIES IN FRT OF SD PREM TO CENTER L THEREOF

OVER

RECITES SA R 68 359

SUB TO RESTR THAT FOR A PERIODOF 17 YRS FR DATE PREM SHALL BE USED FOR RESIDETIAL PURPOSES ONLY AND THAT THERE SHALL BE ERECTED UPON ONLY I SINGLE FAMILY DWELLING HOUSE TO COST NO LESS THATN $5000 WHEN ERECTED FR L THEREOF TO BE LOCATED 35 FT BACK FR FR L OF LOT AND THAT SUITABLE AND NECESSARY OUT-BLDG TO E SUED IN CONNECTION THEREWITH MAY BE BUILT NOTMORE THAN 100 FT FR SLY LF OF NASSAU RD

W 19 WTTY

T 29 7-23 85M

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

DEPARTMENT OF REVENUE & FINANCE
TAX SURVEYORS OFFICE
DEC 19 '23
LOUIS E SCHOENEWOLF
SURVEYOR
CITY HALL, NEWARK, N.J.

DEED Block No. MAP 3 BLOCK B LOT 22

Date of Deed MAY 28/23 19 Liber pa.

Cons. $1 Ack'd MAY 28/23 19 Recorded DEC 17/23 19

Grantors	Premises
	TOWN MONT
	B S S NASSAU RD E ALG SD S 120 FT FR ITS INTER WITH E S OF VALLEY
JOHN L COX	
ELIZABETH A HIS WF	TH ALG S S NASSAU RD S 53° 21' E 60 FT TO W L OF LOT 29 ON MAP HEREINAFTER MENTD
	TH ALG SD LAST MENTD L S 36° 39' W 157.89 FT TO REAR L OF WHOLE TRACT SHOWN ON SD MAP
	TH ALGLAST MENTD L N 53° 21' W 40 FT
NO STAMPS	TH ALG SA N 36° 39' E 8.44 FT
	TH ALG SA N 53° 21' W 20 FT TO THE E L OF LOT 31 SD MAP
	TH ALG LAST MENTD L N 36° 39' E 149.45 FT TO NASSAU RD AT B
	BG LOT 30 "MAP OF PROP OF GODFREY CORP, UPPER MONT N J" MADE MAR 20,1912 BY F W CRANE C E
Grantees	TOGETHER WITH ALL RIGHT TITLE & INT OF IN & TO SO MUCH OF NASSAU RD AS LIES IN FRONT OF SD LOT TO CENTER L THF
GODFREY CORPORATION	SUB TO RESTRS OF RECORD & ASSUMES & AGREES TO PAY ALL MTGS WHICH ARE NOW LIEN ON PROP. ALSO TAXES & INT

3 B 22

C 23 WTT Y

DEED Block No.

Date of Deed 191 Liber pa.

Cons. $ Ack'd OCT 13/16 191 Recorded 191

OCT 20/16 OCT 21/16

APPLICATION EXAMINED RECORD OF INSTRUMENT

Grantors

GODFREY CORPORATION
A CORP, N, J,

Grantees

JOHN L COX

Premises

TOWN MONT
B AT PT IN S S OF NASSAU RD DIST E ALG SD S 120 FT FR ITS INTERSECT WITH E S VALLEY RD TH ALG SD S S OF NASSAU RD S 53°21'E 60 FT TO W L OF LOT NO 29 ON MAP HEREINAFTER MENTD ALG SD LAST MENTD L S 36°39'W 157 89/100 FT TO REAR L OF THE WHOLE TRACT SHOWN ON SD MAP ALG SD LAST MENTD L N 53°21'W 40 FT STILL ALG SA N 36°39'E 8 44/100 FT STILL ALG SA N 53°21'W 20 FT TO E L OF LOT NO 31 ON SD MAP ALG SD LAST MENTD L N 36°39'E 149 45/100 FT TO NASSAU RD AT THE B BG LOT NO 30 ON MAP OF PROP OF GODFREY CORPORATION, UPPER MONTCLAIR, N, J, MADE MAR 20, 1912 BY F W CRANE, C, E, TOGETHER WITH ALL RIGHT, TITLE & INT OF GRN & TO SO MUCH OF NASSAU RD AS LIES IN FRONT OF SD LOT TO THE CENTER L THF

OVER

SUB RESTRS SA E 56 80 ALSO SUITABLE AND NECESSARY OUTBLDGS TO BE USED IN CONNECTION WITH A PRIVATE RESIDENCE MAY BE BUILT AT ANY PT ON THE LOT NOT NEARER THAN100 FT FR THE S L OF NASSAU RD

#37 E.S.

ESSEX COUNTY REGISTER'S OFFICE

4 Nassau Road MAP 3 BLOCK B LOT 23

W. 6100.

DEED

By JULIE I. FRANCHI, SINGLE
TOWN OF MONTCLAIR, N.J.

To JOHN R. OTT & MARJORIE HESTER OTT, HIS WF
TOWN OF MONTCLAIR, N.J.

Block **Lot**

Dated 7-25-55 **Ack** 7-25-55

Rec. 7-27-55 **Book** 3336 pg 384

Returned to: REILLY & VOGEL
669 BLOOMFIELD AVE.
Bloomfield, N.J.

Stamps $17.60 **Cons.** $1.00

Liens ---

ASSESSOR'S OFFICE RECEIVED AUG 8 1955 Per

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B at a pt in the Sly side of Nassau Rd dis Ely along the sa 60 ft fr its intersec with the Ely side of Valley Rd, sd pt bg the N E cor of Lot No. 32 on "Map of prop. of Godfrey Corporation, Upper Montclair, N.J." md 3-20-1912 by Frank W. Crane, C.E.;

TH along sd Sly side of Nassau Rd S 53° 21 min E 60 ft to the Wly li of Lot No. 30 on sd map;

TH along sd last mentioned li S 36° 39 min W 149 ft & 45 huns of a ft to the Sly li of the whole tract shown on sd map;

TH along sd last mentioned li N 53° 21 min W 60 ft to the Ely li of Lot No. 32 on sd map;

TH along sd last mentioned li N 36° 39 min E 149 ft & 45 huns of a ft to Nassau Rd at the pt of B. Bg Lot No. 31 on the above mentioned map.

RECITE: SA Bk P 103 at pgs 598-599

$50 ADN

ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK B LOT 23

W DEED 4 Nassau

By

RICHARD T JOHNSTON & MAY CISM WIFE
MONTCL

To

JULIE I FRANCHI
LITTLE FALLS PASSAIC COUNTY

Block ..... Lot .....

Dated 5-27-44 Ack. 5-27-44

Rec. 5-29-44 Book P-103 598

Returned to: Essex T Gty & Tr Co
Montcl

Stamps $8.80 Cons. $1.

Liens None

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B at a pt in the S sd of Nassau Rd dist E alg the same 60 ft from its inter with the E sd of Valley Rd sd pt being the N E cor of lot No.32 on "Map of Property of Godfrey Corp Upper Montcl made March 20 1912 by Frank W Crane C E

TH alg sd S sd of Nassau Rd S 53° 21' E 60 ft to the W l of lot No. 30 on sd map

TH alg sd lastment l S 36° 39' W 149.45 ft to the S l of the whole tract shown on sd map

TH alg sd last ment l N 53° 21' W 60 ft to the E l of lot No. 32 on sd map

TH alg sd last ment l N 36° 39' E 149.45 ft to Nassau Rd at the B.

Being lot No. 31 on above mentioned map

RECITE S A P-65 388

W.H.J.

W 23 WTTY

APPLICATION No.

EXAMINED

RECORD OF INSTRUMENT

MAP 3 BLOCK B LOT 23

DEED Block No.

Date of Deed OCT 7/21 19 Liber pa.

Cons. $ 1 Ack'd OCT 7/21 19 Recorded OCT 13/21 19

Grantors

GODFREY CORPORATION
CORP N J

$1 STAMP

Grantees

RICHARD T JOHNSTON &
MAY CISM JOHNSTON, HIS WF

Premises TOWN MONT

B AT PT IN S S OF NASSAU RD DIST E ALG SA 60 FT FR ITS INTER WITH E S OF VALLEY RD SD PT BEG NE COR OF LOT 32 ON "MRP OF PROP OF GODFREY CORP UPPER MONT N J" MADE MAR 20,1912 BY FRANK W CRANE, C E
TH ALG SD S S OF NASSAU RD S 53° 21' E 60 FT TO W L OF LOT 30 ON SD MAP
TH ALG SD LAST MENTD L S 36° 39' W 149.45 FT TO S L OF WHOLE TRACT SHOWN ON SD MAP
TH ALG SD LAST MENTD L N 53° 21' W 60 FT TO E L OF LOT 32 ON SD MAP
TH ALG SD LAST MENTD L N 36° 39' E 149.45 FT TO NASSAU RD AT B
BG LOT 31 ON ABV MENTD MAP
TOGETHER WITH ALL RIGHT TITLE & INT OF GR IN & TO SO MUCH OF NASSAU RD AS LIES IN FRONT OF SD PREM TO CENTER L THF
SUB TO MTG $1000 HELD BY CHARLOTTE MC LLVAIN NOW COVERING PREM WHICH MTG GR ASSUMES AS PD CON
SUB TO RESTRS OF RECORD

ASSESSOR'S OFFICE
RECEIVED
OCT 27 1972

Bennett, 250 Bellevue Ave, Up Mtcl

BOOK 4421 PAGE 388

103—DEED - BARGAIN AND SALE (COVENANT AGAINST GRANTOR) BVZN
IND. TO IND. OR CORP.

COPYRIGHT © 1965 BY ALL-STATE LEGAL SUPPLY CO.
269 SHEFFIELD STREET, MOUNTAINSIDE, N.J. 07092

This Deed, *made the* 15th *day of* September 1972,

Between

RODNEY L. ODELL and ANNE C. ODELL, his wife,

residing at 2 Nassau Road
in the Town *of* Montclair *in the County of*
Essex *and State of* New Jersey *herein designated as the Grantors,*
And

WILLIAM D. NIEMI and ELIZABETH I. NIEMI, his wife,

about to reside at
~~xxxxxxxxxxxxxxx~~ 2 Nassau Road
in the Town *of* Montclair *in the County of*
Essex *and State of* New Jersey *herein designated as the Grantees;*

Witnesseth, *that the Grantors, for and in consideration of* THIRTY-FIVE THOUSAND ($35,000.00) DOLLARS

lawful money of the United States of America, to the Grantors 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 Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and convey unto the Grantees forever.

All that / certain *tract or parcel of land and premises, situate, lying and being in the* Town *of* Montclair *in the County of* Essex *and State of New Jersey, more particularly described as follows:*

BEGINNING at the point of intersection of the easterly side of Valley Road with the southerly side of Nassau Road; thence (1) along said southerly side of Nassau Road south 53 degrees 21 minutes east, 60 feet to the westerly line of lot #31 on "Map of property of Godfrey Corp., Upper Montclair, New Jersey" made March 20, 1912 by F. W. Crane, C.E.; thence (2) along said last mentioned lot south 36 degrees 39 minutes west 149.45 feet to the southerly line of the whole tract as shown on said map; thence (3) along said last mentioned line north 53 degrees 21 minutes west, 60 feet to the easterly line of Valley Road; thence (4) along said last mentioned line north 36 degrees 39 minutes east 149.45 feet to Nassau Road at the point or place of BEGINNING.

BEING known and designated as No. 2 Nassau Road, Upper Montclair, New Jersey.

BEING the same premises conveyed to the Grantors herein by deed of Lloyd V. Armstrong and Nellie B. Armstrony, his wife, dated December 15, 1945 and recorded on December 17, 1945 in the Essex County Register's Office in Deed Book P-106, page 115.

COUNTY OF ESSEX
CONSIDERATION 35,000
REALTY TRANSFER FEES 35.00
DATE BY

29465 73

2 Nassau Rd.

BLOCK 2802 LOT 1
MAP 3 BLOCK B LOT 24

RECEIVED & RECORDED
REGISTER'S OFFICE
ESSEX COUNTY, N.J.
SEP 19 11 28 AM '72
Hyman E. Mintz
REGISTER

ESSEX COUNTY REGISTER'S OFFICE

#48 AON

2 Nassau 5600

MAP 3 BLOCK B LOT 24

W **DEED**

By

LLOYD V ARMSTRONG & NELLIE B WIFE
NEW YORK CITY

To

RODNEY L ODELL & ANNE C WIFE
CLIFTON

Block ..... **Lot** .....

Dated 12-15-45 **Ack** 12-15-45

Rec. 12-17-45 **Book** P-106 115

Returned to: Essex T Gty & Tr Co
Montcl

Stamps $9.90 **Cons.** $1.

Liens None

ASSESSOR'S OFFICE RECEIVED APR 12 1946 Per

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B at the pt of inter of the E sd of Valley Road with the S sd of Nassau Road
TH alg sd S sd of Nassau Road S 53° 21' E 60 ft to the W l of Lot #31 on Map of Property of Godfrey Corp Upper Montcl made March 20 1912 by F W Crane C E
TH alg sd last ment lot S 36° 39' W 149.45 ft to the S l of the whole tract as shown on sd map
TH alg sd last ment l N 53° 21' W 60 ft to the E l of Valley Road
TH alg sd last ment l N 36° 39' E 149.45 ft to Nassau Road and pl of B
Being lot 32 on above ment map

3

Z 12 WTTY

MAP 3 BLOCK B LOT 24

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

T. 29 5-23 15M

DEED Block No.

Date of Deed MAY 28/23 19 Liber pa.

Cons. $ 1 Ack'd MAY 28/23 19 Recorded MAY 29/23 19

Grantors

GODFREY CORPORATION,
A CORP OF N J

3-13-1

3

$2.50 STAMPS

Grantees

LLOYD V, H, ARMSTRONG

Premises

TOWN OF MONT

B AT PT OF INTER OF E S OF VALLEY RD WITH S S OF NASSAU RD

TH ALG SD S S OF NASSAU RD S 53° 21' E 60 FT TO W L OF LOT #31 ON MAP OF PROP OF GODFREY CORP, UPPER MONTCLAIR, N J, MADE MARCH 20/12 BY F, W, CRANE, C, E,

TH ALG SD LAST MENTD LOT S 36° 39' W 149.45 FT TO S L OF WHOLE TRACT AS SHOWN ON SD MAP

TH ALG SD LAST MENTD L N 53° 21' W 60 FT TO E L OF VALLEY RD

TH ALG SD LAST MENTD L N 36° 39' E 149.45 FT TO NASSAU RD & B

BG LOT #3 2 ON ABOVE MENTD MAP

TOGETHER WITH ALL RIGHT, TITLE & INT OF GR IN & TO SO MUCH OF NASSAU RD & VALLEY RD AS ADJS SD PREM TO CENTER L THEREOF

[OVER]

SUB TO RESTRICTIONS THAT SD PREM SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY, THAT THERE SHALL BE ERECTED THEREON ONLY 1 SINGLE FAMILY DWELLING HOUSE, TO COST NOT LESS THAN $5500. WHEN ERECTED & TO BE SO LOCATED THAT FRONT L SHALL BE AT LEAST 35 FT FR NASSAU RD, SUITABLE & NECESSARY OUTBLDGS TO BE USED IN CONNECTION WITH PRIVATE RESIDENCE MAY BE ERECTED AT ANY PT ON LOT NOT LESS THAN 100 FT FR NASSAU RD

RESTRICTIONS ARE TO RUN FOR PERIOD OF 25 YRS FR JAN 1/12

C 38 WTTY

8-11-20M

APPLICATION No.
EXAMINED
RECORD OF INSTRUMENT

DEED

Block ..... No. .....

Date of Deed OCT 6/11 191 Liber ..... pa. .....

Cons. $ 1 Ack'd OCT 6/11 191 Recorded OCT 7/11 191

3, B. 100. all of Block "B" and part of Block D

Grantors

AARON W, GODFREY
UNMARRIED

Grantees

GODFREY CORPORATION
A CORP

Premises TOWN OF MONT

B AT PT OF INTERSECT OF THE CENTRE LS OF VALLEY ROAD FMLY THE ROAD LEADING FR WEST BLOOMFIELD, NOW MONTCLAIR TO PATERSON AND MT HEBRON ROAD, FMLY CALLED THE CONEMAN ROAD

TH ALG SD CENTRE L OF MT HEBRON ROAD S 72° 50' 20" E 619 38/100 FT TO AN ANGLE IN SD L

STILL ALG SD CENTRE L OF SD ROAD S 74° 51' E 264 25/100 FT TO AN ANGLE IN SD L

STILL ALG SD CENTRE L OF SD ROAD S 78° 33' 20" E 190 5/100 FT TO L OF LD NOW OR FMLY OF DA CUNHA

ALG SD LAST MENTD L S 16° 13' 40" W 92 60/100 FT TO CENTRE L OF WIGWAM BROOK

ALG SD CENTRE L OF WIGWAM ROAD AND LOF LD OF SD DA CUNHA S 64° 22' 40" W 157 1/10 FT

STILL ALG SD LAST MENTD LS S 26° 53' 40" W 131 FT

STILL ALG LAST MENTD LS S 61° 5' 40" W

OVER

BAKER PRINTING CO., NEWARK.

79 75/100 FT
STILL ALG SD LAST MENTD L S, S 18° 7' 40" W 169 6/10 FT
STILLALG SD LINES S 75° 18' 40" W 161 6/10 FT TO L OF LD FMLY OF PETER G, SPEER AND NOW OF THE TRI STATE REALTY ASSOCIATION
ALG SD LAST MENTD L N 7° 50' W 70 72/100 FT
STILL ALG SD L N 43° 58' W 73 69/100 FT
STILL ALG SD L N 51° 50' W 71 46/100 FT
STILL ALG SD L N 59° 33' W 99 43/100 FT
STILL ALG SD L N 37° 45' W 45 56/100 FT
STILL ALG SD L N 67° 21' W 51 13/100 FT
STILL LAG SD L N 43° W 115 26/100 FT
STILL KAG ALG SD L N 47° 46' W 70 FT
STILL ALG SD L N 89° 27' W 60 8/100 FT
STILL ALG SD L N 51° 32' W 82 88/100 FT
STILL ALG SD L N 32° 29' 30" W 90 6/10 FT
STILL ALG SD L N 41° 6' W 108 25/100 FT TO CENTRE L OF VALLEY RAOD
ALG SD CENTRE L OF VALLEY ROAD N 36° 39' E TO B

RECITES SA 2 DEEDS, U 5 505 AND V 19 405, IT BG INTENTION OF THE @ HEREIN TO CONV ONLY THE L D EMBRACED WITHIN THE DESCRPT CONTAINED IN SD 2 @DEEDS , WHICH BY LATE SUR IS SHWON TO L IC WITHIN THEBOUNDS OF THE DESCPRT HEREIN SET FORTH

SUB TO 4 MTGS AGGREGATING $11,000 WHICH MTG THE @ HEREBY ASSUMES

C 37 WTTY

~3.B.100.

8-11-20M

APPLICATION No.
EXAMINED
RECORD OF INSTRUMENT

DEED Block No.

Date of Deed SEPT 25/11 191 Liber pa.

Cons. $ 1 Ack'd SEPT 25 & 30/11 191 Recorded OCT 7/11 191

Grantors MUNSON FORCE AND SOPHIE, HIS WF JOHN F, FORCE AND MAMIE, HIS WF HATTIE F, KENT AND JOHN C, HER HUS HALLIE B, SPEER , SINGLE, HARRIET FORCE, SINGLE,

THE SD MUNSON FORCE, JOHN F, FORCE, HATTIE F, KENT, HALLIE B SPEER, AND HARRIET FORCE, BG ALL THE SURVIVING HEIRS AT LAW OF MUNSON FORCE AND UNICE FORCE DECD

Grantees

AARON W, GODFREY

Premises

TOWN OF MONT

B AT PT OF INTERSECT OF CENTRE LS OF VALLEY ROAD (FMLY THE ROAD LEADING FR WEST BLOOMFIELD, NOW MONTCLAIR TO PATERSON) AND MT HEBRON ROAD, (FMLY CALLED THE CONEMAN ROAD)

TH ALG SD CENTRE L OF MT HEBRON ROAD S 72° 50' 20" E 619 38/100 FT TO AN ANGLE IN SD L

STILL ALG SD CENTRE L OF SD ROAD S 74° 51' E 264 25/100 FT TO AN ANGLE IN SD L

STILL ALG SD CENTRE L OF SD ROAD S, 78° 33' 20" E 190 5/100 FT TO L OF LD NOW OR FMLY OF DA CUNHA

ALG SD LAST MENTD L S 16° 13' 40" W 92 60/100 FT TO CENTRE L OF WIGWAM BROOK

ALG SD CENTRE L OF WIGWAM BROOK AND L OF LD OF SD DA CUNHA, S 64° 22' 40" W 157 1/10 FT

OVER

BAKER PRINTING CO., NEWARK.

STILL ALG SD LAST MENTD LS, S 26° 53' 40" W 131 FT
STILL ALG SD LAST MENTD LSS 71° 5' 40" W 79 75/100 FT
STIDL ALG SD LSSTMENTD LS S 18° 7' 40" W 169 6/10 FT
STIDL ALG SD LS S 75° 18' 40" W 161 6/10 FT TO L OF LD
FMLY OF PETER G SPEER, AND NOW OF THE TRI STATE REALTY ASSOCIATION
ALG SD LAST MENTD L N 7° 50' W 70 72/100 FT
STILL ALG SD L N 43° 58' W 73 69/100 FT
STILL ALG SD L N 51° 50' W 71 46/100 FT
STILL ALG SD ,L N 59° 33' W 99 43/100 FT
STILL ALG SD L N 37° 45' W 45 56/100 FT
STILL ALG SD L N 67° 21' W 51 13/100 FT
STILL ALG SD L N 43° W 115 26/100 FT
STILL ALG SD L N 47° 46' W 70 FT
STILL ALG SD L N 89° 27' W 60 8/100 FT
STILL ALG SD L N 51° 32' W 82 88/100 FT
STILL ALG SD L N 32° 29' 30" W 90 6/10 FT
STILL ALG SD L N 41° 6' W 108 25/100 FT TO THE CENTRE L OF
XXXXXXXXXXX VALLEY ROAD
ALG SD CENTRE L OF VALLEY ROAD N 36° 39' E TO B

OVER

100M-7-08.

RECITES SA 2 DEEDS, U 5 505 AND V 19 405

UT BG THE INTENTION OF THE ② HEREIN TO CONVD ONLY THE LD EMBRACED WITHIN THE DESCRPTS CONTAINED IN SD 2 DEEDS, WHICH BY LATE SUR IS SHOWN TO LIE WITHIN THE BOUNDS OF THE DESCRPT HEREINABV SE T FORTH

W 31, WTTY,

5-13—20M—G.

APPLICATION NO.
EXAMINED
RECORD OF INSTRUMENT

3, C-21 ✓

DEED Block No.

Date of Deed OCT 30/12, 191 Liber pa.

Cons. $ 1, Ack'd OCT 30/13, 191 Recorded OCT 7/13, 191

Grantors

THE MODERN BUILDING COMPANY
A CORP

Grantees

ELSTON E PEARCE,

Premises

TOWN OF MONT,

B AT INTERSECO OF W L PARK ST, WITH N L ALEXANDER AVE,

TH N 27° 25' E ALG SD W L PARK ST, 140 FT TO L OF LD NOW OR FMLY OF JEROME DOYLE,

ALG SD LAST MENTD LINE N 65° 49' W = TO SD N L OF ALEXANDER AVE, 140 FT

STILL ALG L OF LD OF JEROME DOYLE S 27° 25' W = WITH W L OF PARK ST 140 FT TO PT ON SD N L ALEXANDER AVE, DIST MEASURED ALG SA 140 FT W FR ITS INTERSEC WITH W L PARK ST

ALG SD N SIDE OF ALEXANDER AVE S 65° 49' E 140 FT TO B

RECITES SA PREM CONVD TO MODERN BUILDING COMPANY BY JEROME DOYLE & MARY ELLEN DOYLE HIS WF DEED SEPT 30/12,

SUB RESTRS, WHICH ARE TO CONTINUE FOR 20 YRS FR APL 5, 1907, THAT ABV PROP SHALL BE USED FOR

OVER

Checked by - M. F. D.

NO OTHER PURPOSE THAN FOR THE ERECTION OF PRIVATE RESIDENCES & PRIVATE STABLES
CONNECTED THEREWITH, EA OF SD RESIDENCES TO COST NOT LESS THAN $5000
SUB ALSO TO MTG $2000 MDE BY '@ TO ESSEX TITLE GUARANTY AND TRUST COMPANY

W 22 WTTY

8-12—10M—G

3-C-21

APPLICATION NO.
EXAMINED
RECORD OF INSTRUMENT

DEED Block No.

Date of Deed SEPT 30/12 191 Liber pa.

Cons. $ 1 Ack'd SEPT 30/12 191 Recorded OCT 29/12 191

Grantors

JEROME DOYLE

MARY ELLEN DOYLE HIS WF

Grantees

THE MODERN BUILDING COMPANY
A CORP

Premises TOWN OF MONT

B AT INTERSEC OF W L PARK ST WITH N L ALEXANDER AV,

TH N 27° 25' E ALG SD W L PARK ST 140 FT

N 65° 49' W = TO N L ALEXANDER AV &

THRO LD OF @ 140 FT

S 27° 25' W = W L PARK ST & STILL THRO LD OF @ 140 FT TO PT ON N L ALEXANDER AV

DIST MEASURED ALG SA 140 FT W FR ITS INTERSEC WITH W L PARK ST

ALG SD N SIDE OF ALEXANDER AV S 65° 49' E 140 FT TO B

RECITES PQ M 51 227

SUB FOL RESTRS, WHICH ARE TO CONTINUE FOR 20 F YRS FR APL 5/07

THE ABV PROP SHALL BE USED FOR NO OTHER PURPOSE

OVER

THAN FOR THE ERECTION OF PRIVATE RES DENCES & PRIVATE STABLES CONNECTED
THEREWITH EA OF SD RESIDENCES TO COST NOT LESS THAN $5000

Weingartner 313 State St.
Garth Amboy

BOOK 4281 PAGE 632

103—DEED - BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. CRZD

COPYRIGHT© 1965 BY ALL-STATE OFFICE SUPPLY CO. 49 EDISON PLACE, NEWARK, N. J. 07102

ASSESSOR'S OFFICE RECEIVED SEP 20 1968

14590

This Indenture,

Made the 30th *day of* July , 19 68 ,

Between

RICHARD STEWART MacINTOSH and CATHARINE G. MacINTOSH, His Wife

residing at 4 Macopin Avenue *in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey *herein designated as the Grantors,*

And

SAMUEL GOLDWORTH and ANITA W. GOLDWORTH, His Wife

residing or located at 3400 Fort Independence Street *in the* Bronx *of* Bronx *in the County of* Bronx *and State of* New York *herein designated as the Grantees;*

COUNTY OF ESSEX
CONSIDERATION # 41,500
REALTY TRANSFER FEE # 41.50
DATE BY

Witnesseth, *that the Grantors, for and in consideration of* FORTY-ONE THOUSAND FIVE HUNDRED ($41,500.00) and NO ONE-HUNDREDTHS DOLLARS

lawful money of the United States of America, to the Grantors 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 Grantors being therewith fully satisfied, do 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* Town *of* Montclair *in the County of* Essex *and State of New Jersey, more particularly described as follows:*

BEGINNING at a point in the southwesterly line of Macopin Avenue, which point is distant 80.00 feet northwesterly therein from its intersection with the northwesterly line of Park Street and running; thence

(1) Along the southwesterly line of Macopin Avenue, North 66 degrees, 53 minutes West 70.00 feet; thence

(2) South 23 degrees 07 minutes West 150.00 feet; thence

(3) South 66 degrees 53 minutes East a measured distance of 19.90 feet and a record deed distance of 20 feet, more or less to a point; thence

(4) North 23 degrees 07 minutes East 23.50 feet; thence

(5) South 66 degrees 53 minutes East a measured distance of 50.10 feet and a recorded deed distance of 50.00 feet; thence

(6) North 23 degrees 07 minutes East 126.50 feet to a point in the southwesterly line of Macopin Avenue, the point and place of BEGINNING.

BEING the same premises conveyed by Charles A. Stewart, a widower, to Richard Stewart MacIntosh and Catharine G. MacIntosh, His Wife, by Deed dated October 4, 1961 and recorded October 5, 1961 in the office of the Register of Essex County in Book 3821 of Deeds for said county on Page 265.

This conveyance is made subject to zoning ordinances, restrictions of record and such state of facts as an accurate survey may disclose.

4 Macopin Ave.

2322742

MAP 3 BLOCK C LOT 23

RECEIVED & RECORDED
REGISTER'S OFFICE
ESSEX COUNTY, N.J.
AUG 2 11 18 AM '68
Matthew A. Williams
REGISTER

N. J. DEED—BARGAIN AND SALE—FORM NO. 152
INDIV. TO INDIV. OR CO[illegible]

THE CHISHOLM PRINTING COMPANY, 409 PEARL ST., N. Y. 5906

BOOK 3821 PAGE 265

This Indenture,

Made the 4th., *day of* October *, in the year of our Lord One Thousand Nine Hundred and* Sixty-one.

Between

CHARLES A. STEWART, Widower,

of the Town *of* Montclair *in the County of* Essex *and State of* New Jersey,

party of the first part:

And

RICHARD STEWART MACINTOSH and CATHARINE G. MACINTOSH, his wife, of the Town of Montclair, County of Essex and State of New Jersey,

party of the second part;

Witnesseth, *That the said party of the first part, for an in consideration of*

- - -ONE DOLLAR ($1.00) AND OTHER VALUABLE CONSIDERATION - - - - -

lawful money of the United States of America, *to* him *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 doesgive, 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* Town *of* Montclair *in the County of* Essex *and State of* New Jersey, bounded and described as follows:

BEGINNING at a point on the southerly side of Macopin Avenue, distant measured westerly along the same eight (80) feet from its intersection with the westerly line of Park Street, which beginning point is also the northwest corner of lot #23 on Map of land belonging to the Tri-State Realty Association, situated in Montclair, N. J., made by K. D. Owen, October 1910, and the northwest corner of land conveyed by Laurids Anderson and wife to Henri J. Bley; thence North sixty-six degrees, fifty-three minutes West along the southerly side of Macopin Avenue, seventy (70) feet to the northeasterly corner of lot #25 on said map; thence southwesterly and at right angles to Macopin Avenue, along the easterly side of said lot #25, one hundred fifty (150) feet to the southerly line of land of the said Laurids Anderson; thence southeasterly and parallel to the said southerly side of Macopin Avenue, twenty (20) feet, more or less, to the land heretofore conveyed by the said Anderson to Bley; thence along the same North twenty-three degrees, seven

ASSESSOR'S OFFICE RECEIVED NOV 30 1961 Per

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J. OCT 5 11 35 AM '61 REGISTER

R.S. None

4 Macopin Ave 11200

MAP 3 BLOCK C LOT 23

1887211

minutes East twenty-three and five tenths (23.5) feet; thence still along the same South sixty-six degrees, fifty-three minutes East fifty (50) feet; thence still along the same North twenty-three degrees, seven minutes East one hundred twenty-six and five tenths (126.5) feet to Macopin Avenue, at the point or place of BEGINNING.

TOGETHER with all the right, title and interest of the party of the first part in and to so much of Macopin Avenue as lies in front of the said premises, to the centre line thereof.

BEING part of lot #24 on said map, and being the same premises conveyed to Charles A. Stewart and Isadora L. Stewart, his wife, by Clarence S. Andress and Cora C. Andress, his wife, by deed dated October 19, 1921 and recorded October 21, 1921 in the Office of the Register County in Book U 65 of deeds for said County on pages 180-181; the said Isadora L. Stewart having died December 14, 1957.

T. 28. 5-21. 15M.-8.

2 WTTY J

APPLICATION No.

EXAMINED

RECORD OF INSTRUMENT

DEED Block No. MAP 3 BLOCK C LOT 23

Date of Deed OCT 19 1921 192 Liber pa.

Cons. $ 1. Ack'd OCT 19 1921 192 Recorded OCT 21 1921 192

Grantors

CLARENCE S, ANDRESS
CORA C, ANDRESS HIS WF

STAMPS $10.50

Grantees

CHARLES A, STEWART
ISADORA L, STEWART HIS WF

Premises

TOWN OF MONT

B AT A PT IN THE S S OF MACOPIN AV DIST W ALG SA 80 FT FR THE W S OF PARK ST, WHICH BEGB PT IS ALSO THE NW COR LOT 23 MAP OF TRI STATE REALTY ASSOCIATION MADE BY K, D, OWEN OCT 1910 & THE NW COR OF LD CONVD BY LAURIDS ANDERSON & WF TO HENRI J, BLEY
TH N 66° 53' W ALG S S OF MACOPON AV 70 FT TO NE COR OF LOT 25 ON SD MAP
TH SW AT L. TO MACOPIN AV ALG THE E S OF LOT 25 150 FT TO S L OF LAURIDS ANDERSON
TH SE = TO S S OF MACOPIN AV 20 FT ± TO LDS CONVD BY SD ANDERSON TO BLEY
TH ALG SA N 23° 7' E 23 5/10 FT
TH STILL ALG SA S ~~66~~ 66° 53' E 50.10 FT
TH STILL ALG SA N 23° 7' E 126 5/10 FT TO MACOPIN AV & B.

OVER

TOGETHER WITH ALL RIGHT TITLE & INT OF ⓖ IN & TO SO MUCH OF MACOPIN AV AS LIES IN FRONT OF THE SD PREM, TO THE CNTRE LINE THF.

PART OF LOT 24 ON SD MAP

RECITES SA S 63 161
SUB TO RESTS THAT THE PREM SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY & THAT NO MORE THAN ONE SINGLE FAMILY DWLG HOUSE SHALL BE ERECTED THEREON, SD DWLG TO COST NOT LESS THAN $6000 WHEN ERECTED, THE FRONT FOUNDATION WALLS TO BE AT LEAST 35 FT BACK FR MACOPIN AV,
A PRIVATE GARAGE OR STABLE FOR NOT MORE THAN 2 HORSES MAY BE ERECTED ON THE SD TRACT,
ALL PARTS OF SD OUT BLDGS TO BE PLACED AT LEAST 100 FT BACK FR MACOPIN AV.

SUB TO MTG $7000, HELD BY THE MONTCLAIR SAVINGS BANK, WHICH ⓖ ASSUMES,

T 45 WTTY

APPLICATION No.

EXAMINED
RECORD OF INSTRUMENT

DEED Block No. MAP 3 BLOCK 6 LOT 23

Date of Deed JUNE 2/20 19 Liber pa.

Cons. $ 1 Ack'd JUNE 2/20 19 Recorded JUNE 5/20 19

Grantors

LAURIDS ANDERSON
LAURA HIS WF

$17 STAMPS

Grantees

CLARENCE S ANDRESS
CORA C HIS WF

Premises TOWN OF MONT

B AT A PT ON THE S S OF MACOPIN AV DIST MEASURED W ALG THE SA 80 FT FR ITS INTER WITH THE W L OF PARK ST WHICH B PT IS ALSO THE NW COR OF LOT #23 ON MAP OF LD BLG TO THE TRI STATE REALTY ASSN SITUATED IN MONT N J MADE BY K D OWEN OCT 1910 & THE NW COR OF LD CONVD BY THE @ TO HENRI J BLEY

TH N 66° 53' W ALG THE S S OF MACOPIN AV 70 FT TO THE NE COR OF LOT #25 ON SD MAP

TH SW & AT L. TO MACOPIN AV ALG THE E S OF SD LOT #25 150 FT TO THE S L OF LD OF THESD LAURIDS ANDERSON

TH SE & = TO THE SD S S OF MACOPIN AV 20 FT ± TO THE LD HERETOFORE CONVD BY THE @ TO BLEY

TH ALG THE SA N 23° 7' E 23.5 FT

TH STILL ALG THE SA S 66° 53' E 50.1 FT

TH STILL ALG THESA N 23° 7' E 126.5 FT TO MACOPIN AV

[OVER]

4-20-15M.-B.

AT THE PT OR PL OF B

TOGETHER WITH ALL THE RIGHT TITLE & INT OF THE © IN & TO SO MUCH OF MACOPIN
N AS LIES IN FRONT OF SD PREMS TO THE CENTRE L THF

RECITES BG RD Q 52 313

BG RD LOT #24 ON SD MAP

SUB TO THE RESTRS CONTAINED IN SD DEED

W 45, WTTY

2-13—10M—G.

APPLICATION NO.
EXAMINED
RECORD OF INSTRUMENT

3-C-23+24

DEED Block No.

Date of Deed APL 14/13, 191 Liber pa.

Cons. $ 1 Ack'd APL 14/13, 191 Recorded APL 17/13, 191

Grantors

ASSIGNOR TRI-STATE REALTY ASSOCIATION
A CORP

Grantees

LAURIDS ANDERSON

Premises TOWN OF MONT

B AT INTERSEC OF W SIDE OF PARK ST & S SIDE MACOPIN AV

TH N 66° 53' W ALG SD SIDE SIDE MACOPIN AV 150 FT TO NE COR OF LOT NO 25 ON MAP OF LD BLG TO THE TRI-STATE REALTY ASSOCIATION IN MONT N. J. K. D. OWEN, SUR OCT 1910

TH S 23° 7' W ALG E SIDE SD LOT NO 25 150 FT TO S L OF LD OF ©

TH S 66° 53' E 138 36/100 FT TO W L PARK ST

ALG SA N 27° 34' E 150 42/100 FT TO S SIDE MACOPIN AV AT B

WLY 70 FT OF SD TRACT KNOWN AS LOT 24 & BAL OF SD TRACT AS LOT NO 23

TOGETHER WITH ALL RIGHT, TITLE & INT OF © IN & TO MACOPIN AV & PARK STS TO CENTRE LINES THF,

OVER

SD LOT NO 23 BG SUB TO MTG $1000 HELD BY HARRIET E BALL
SUB FURTHER TO RESTRS THAT PREM SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY & THAT NOT MORE THAN ONE SINGLE FAMILY DWLG HOUSE SHALL BE ERECTED THEREON SD HOUSE TO FRONT ON MACOPIN AV & TO COST NOT LESS THAN $6000 WHEN ERECTED, THE FRONT FOUNDATION WALLS TO BE AT LEAST 35 FT BACK FR THE ST LINE OF MACOPIN AV & NO PART OF THE HOUSE, PORCHAES OR VERANDAS TO BE WITHIN 15 FT OF THE WLY LINE OF PARK ST A PRIVATE GARAGE OR STABLE FOR NOT MORE THAN TWO HORSES TO BE ERECTED ON THE REAR OF SD TRACT, ALL PARTS OF SD STABLE OR GARAGE TO BE AT LEAST 100 FT FR MACOPIN AV & 40 FT FR PARK ST,
SUB FURTHER TO MTG $1000 HELD BY MARY C ROMAINE, & SUB FURTHER TO RESTRS, THAT PREM SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY & THAT NOT MORE THAN ONE SINGLE FAMILY DWLG HOUSE SHALL BE ERECTED THEREON, SD DLWG TO COST NOT LESS THAN $6000 WHEN ERECTED THE FRONT FOUNDATION WALLS TO BE AT LEAST 35 FT HBACK FR MACOPIN AV, A PRIVATE GARAGE OR STABLE FOR NOT MORE THAN TWO HORSES MAY BE ERECTED ON THE SE TRACT, ALL PARTS OF SD OUT BLDGS TO BE PLACED AT LEAST 100 FT BACK FR MACOPIN AV
RECITES RQ R 50 89

MAP 3 BLOCK C LOT 23

Nov. 21, 1916

Lee Trans.

MAP 3 BLOCK C LOT 24 pt

3. C. 23, 24, 29 ✓

3-D-16, 17, 18, 19, 21, 22

OVER

C 31 WTTY

8-11-20M

APPLICATION No. EXAMINED
RECORD OF INSTRUMENT

DEED ..... **Block** ..... **No.** .....

Date of Deed FEB 17/12 **191** ..... **Liber** ..... **pa.** .....

Cons. $ 1 **Ack'd** FEB 20/12 **191** ..... **Recorded** FEB 20/12 **191** .....

Grantors

ESSEX REALTY ASSOCIATES,
A CORP

Grantees

TRI-STATE REALTY ASSOCIATION
A CORP

Premises TOWN OF MONT

1ST TRACT

B AT PT ON W S OF PARK ST DIST N ALG THE SA 211 80/100 FT FR THE INTERSECT OF SD W S OF PARK ST AND N S OF ALEXANDER AV

TH FURTHER ALG THE SD W S OF PARK ST N 27° 25' E 150 40/100 FT TO THE INTERSECT OF PARK ST AND S S OF MACOPIN AV AS THE SA IS NOW LAID OUT ON THE GROUND

ALG THE SD S S OF MACOPIN AV N 66° 53' W 150 FT TO THE NE COR OF LD HERETOFORE CONVD BY ⊗ TO ⊗ BY DEED A 49 459

AT ⊥ TO SD S S OF MACOPIN AV S 23° 7' W 150 FT

E AND = S LINE OF MACOPIN AV 138 72/100 FT TO W S OF PARK ST AT THE B

OVER

3-C-23 & 24

3-C-23-24

BAKER PRINTING CO. NEWARK.

100M-7-08.

3.D.21.22.

SECOND TRACT

B AT INTERSECT OF THE W S OF PARK ST AND THE N S OF MACOPIN AV AS NOW LAID OUT ON THE GROUND

TH N 66° 53' W ALG THE SD W N S OF MACOPIN AV 150 FT TO SE COR OF LD HERETOFORE CONVD BY ~ TO @ HERETO BY DEED DATED JAN 24,1912

3-D-21

ALG THE E LINEOF SD LD AT ⌐ TO THE N S OF MACOPIN AV, 150 FT

SE AND = TO SD N S OF MACOPIN AV 161 28/100 FT TO SD W S OF PARK ST

ALG SA S 27° 25' W 150 40/100 FT TO B

3.D.16 Pt +

THIRD TRACT

17, 18, 19.

B AT PT ON N S OF MACOPIN AV DIST W ALG THE SA 210 FT FR THE INTERSECT OF THE SD N S OF MACOPIN AV AND THE W S OF PARK ST SD B PT BG ALSO THE SW COR OF LD ~~HERE~~ HERETOFORE CONVD BY ~ TO @ BY DEED DATED JAN 24,1912

TH N 23° 7' E AT ⌐ TO THESD N S OF MACOPIN AV 150 FT

N 66° 53' W AND = TO N S OF MACOPIN AV 175 FT ± TO A PT IN THE W LINEOF LD OF ~

ALG THE W LINE OF LD OF ~ AS DESCD IN DEED FR ROSINA W DA CUNHA AND HUS HEREINAFTER MENTD S 75° 47' W 200 FT ± TO AN ANGLE IN SD LINE

FURTHER ALG SD W LINE OF THE LD OF ~ S 22° 12' W 30 FT ± TO N S OF MACOPIN AV AS THE SA ISACTUALLY LAID OUT ON THE GROUND

S 66° 53' E ALG THE SD N S OF MACOPIN AV 320 FT ± TO B

OVER

4TH TRACT

B AT PT ON S S OF MACOPIN AV DIST W ALG THE SA 390 FT FR ITS INTERSECT WITH N LINEOF PARK ST SD B PT BG THE NW COR OF ~~AAR~~ LD HERETOFORE CONVD TO ② BY ① BY DEED DATED AUG 1,1911 REC P 49 357

TH AT ∟ TO SD S LINE OF MACOPIN AV S 23° 7'W 150 FT

N 66° 53' W = S LINE OF MACOPIN AV 200 FT ± TO W LINE OF LD OF ① HERETO AS DESCD IN THE DEED FR ROSINA W DA CUNHA AND HUS DATED APRIL 5/07 AND HEREINAFTER MORE PARTICULARLY REFERRED TO

N 53° 58' E ALG THE SD W LINE OF LD OF THE ① 147 50/100 FT ± TO AN ANGLE IN SD W LINE.

FURTHER ALG THE SD W LINE N 22° 12' E 26 FT ± TO S S OF MACOPIN AV

ALG THE SA S 66° 53' E 130 FT ± TO THE B

3C-29

TOGETHER WITH ALL THE RIGHT, TITLE AND INT OF THE ① IN AND TO SO MUCH OF MACOPIN AV AND PARK ST AS LIES ADJACENT TO SD PREM TO CENTRE LINES THF

SUB TO THE RIGHTS OF THE PUBLIC, IF ANY IN ~~A~~ TO THE STRIP OF LD THAT WAS CONVD TO THE TOWN OF MONTCLAIR BY ① AND OTHERS BY CERTAIN DEED CONTAINING THE DECLARATION THAT THE LDS WERE FOR THE USE OF THE PUBLIC AS A ST, ~~A~~ ALSO SUB TO THE RIGHTS THAT THE PUBLIC MAY HAVE ACQUIRED BY USING THE LD ACTUALLY LAID OUT AS A ST AND CALLED MACOPIN, AV IT BG THE INTENTION OF THIS CONVEYANCE TO CONVEY TO ② THE BAL ~~HEREBY CONVD~~ HERETOFORE ~~GD~~ UNCONVD OF ~~AA~~ 2 STRIPS OF LD, ONE ON S S OF MACOPIN AV AND ONE ON N OF MACOPIN AV, EA 150 FT DEEP MEASURED AT ∟ TO THE RESPECTIVE SIDES OF MACOPIN AV, ~~A~~ EXTENDING FR PARK ST W TO W BOUNDARY OF LD OF ① HERETO WHICH LINES IS SD TO BE THE E BOUNDARY OF OTHER LD OF ②

OVER

100M-7-08.

RECITES THE ABV DESCD 4 TRACTS BG P O 3RD TRACT CONVD BY Y 41 43
ALL 4 TRACTS CONVD SUB TO RESTRS CONTAINED IN SD DEED TO THE
FR ROSINA V DA CUNHA AND HUS

ASSESSOR'S OFFICE
RECEIVED
NOV 13 1957

N. J. DEED—BARGAIN AND SALE (COV. AGAINST GRANTOR) FORM NO. 153 INDIV. TO INDIV. OR CORP. THE CHISHOLM PRINTING COMPANY, 409 PEARL ST., N. Y. 5618

This Indenture,

Made the 17th *day of* October *, in the year of our Lord One Thousand Nine Hundred and* Fifty-seven.

Between

LILLIAN Y. McDONALD, widow,

RECEIVED & RECORDED
REGISTER'S OFFICE
ESSEX COUNTY, N.J.
OCT 28 10 55 AM '57
BOOK 3523 PAGE 317
REGISTER

of the Town *of* Montclair *in the County of* Essex *and State of* New Jersey, *party of the first part:*

And

THOMAS R. SUFFES and EMMA T. SUFFES, his wife,

party of the second part;

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

ONE DOLLAR

lawful money of the United States of America, and other good and valuable consideration *to* her *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, 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* Town *of* Montclair *in the County of* Essex *and State of* New Jersey, bounded and described as follows:

BEGINNING at the intersection of the westerly side of Park Street and the southerly side of Macopin Avenue; thence north 66 degrees 53 minutes west along the southerly side of Macopin Avenue 80 feet to the northeast corner of lot #24 on Map of Land belonging to the Tri-State Realty Association situated in Montclair, N. J., K.D. Owen, surveyor, October, 1910; thence south 23 degrees 7 minutes west along the easterly side of said lot #24, 126.5 feet; thence through said lot #24 north 66 degrees 53 minutes west 50.1 feet; thence south 23 degrees 7 minutes west 23.5 feet to the southerly line of land now or formerly of Laurids Anderson; thence south 66 degrees 53 minutes east 118.82 feet to the said westerly side of Park Street; thence along the same north 27 degrees 25 minutes east 150.40 feet to the southerly side of Macopin Avenue at the point or place of BEGINNING.

TOGETHER with all the right, title and interest of the party of the first part in and to so much of Macopin Avenue and Park Street as adjoin said premises to the centre lines thereof.

BEING the same premises conveyed to the party of the first part by First National Bank of Montclair et al. by deed dated September 16, 1954 and recorded on September 20, 1954 in the office of the Register of Essex County in Book 3257 of deeds for said County at page 293.

Garden State T & Inc Co R.S. $28.60
295 Blfd Ave Mtd

446352
558 Park St
9400
MAP 3 BLOCK C LOT 24

Pers

#19 A. R. ESSEX COUNTY REGISTER'S OFFICE MAP 3 BLOCK C LOT 24

558 Park St
9400

EXR'S **DEED**

Block Lot

Dated 9/16/54 Ack 9/16/54

Rec. 9/20/54 Book 3257 293

Returned to: Harry Smith
64 Hamilton St.
Paterson

By FIRST NATIONAL BANK OF MONTCLAIR
MONTCLAIR
WILLIAM WALTER DIPMAN
BOROUGH OF CHATHAM
EXRS L/W/T OF CARL W. DIPMAN, DEC
MONTCLAIR

To

LILLIAN Y. MC DONALD
CLIFTON

Stamps $24.75 Cons. $22,500.00

Liens -

ASSESSOR'S OFFICE RECEIVED SEP 27 1954 Per

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B at the int of the W s of Park St & the S s of Macopin Ave.,
TH N 66° 53 min W alg the S s of Macopin Ave 80 ft to the N E corner of lot #24 on Map of Land blg to the Tri-State Realty Ass'n. situated in Montclair, K. D. Owen, Surveyor, Oct. 1910;
TH S 23° 7 min W alg the E s of sd lot #24, 126.5 ft
th through sd Lot #24 N 66° 53 min W 50.1 ft
TH S 23° 7 min W 23.5 ft to the S line of land n/f of Laurids Anderson;
TH S 66° 53 min E 118.82 ft to sd W s of Park St
TH alg the same N 27° 25 min E 150.40 ft to the S s of Macopin Ave at the pt or pl of B.
RECITE: SA G-97 401
Mildred H. Dipman died on June 13, 1954
Carl William Dipman died on July 22, 1954, leaving a L/W/T which was prob in Essex Co. Surr Court.

R 29 19 B&S
[COV VS]

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

558 Park St

MAP 3 BLOCK C LOT 24

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO ____ AND ____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

T532—7-40—10M
N. J. R. T. I. CO.

DEED ____ Block ____ No. ____

Date of Deed SEPT 3/40 19 Liber ____ pa. ____

Cons. $ 1 Ack'd SEPT 3/40 19 Recorded SEPT 14/40 19

Grantors

THE FIRST NATIONAL BANK AND
TRUST COMPANY OF MONTCLAIR, N.J.
CORP USA
MONT

$8.80 STAMPS
ACK'D- TERANCE J MC HUGH
NP NJ

Grantees

CARL WILLIAM X DIPMAN &
MILDRED H DIPMAN, HIS WF
MONT

Premises MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE ____ AND TO ____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT INTER OF W S OF PARK ST AND S S OF MACOPIN AVE
TH N 66° 53' W ALG S S OF MACOPIN AVE 80FT
TO NE COR OF LOT 24 ON MAP OF LD BLG TO TRI-
STATE REALTY ASSN SIT MONT, NJ, K D OWEN, SUR
OCT 1910
TH S 23° 7' W ALG E S OF LOT 24, 126.5FT
TH THROUGH LOT 24 N 66° 53' W 50.1FT
TH S 23° 7' W 23.5FT TO S L OF LDNOW OR
FMLY OF LAURIDS ANDERSON
TH S 66° 53' E 118.82FT TO W S OF PARK ST
TH ALG SA N 27° 25' E 150.40FT TO S S OF
MACOPIN AVE AT B [OVER]

EXP.

TOG WITH ALL RIGHT, TITLE & INT OF © IN & TO SO MUCH OF MACOPIN AVE & PARK ST AS ADJOIN PREM TO GEN L THF

RECITES SA PREM CONVD TO © BY HENRY YOUNG,JR, SHFF OF CO OF ESSEX CO,NJ BY DEED DT AUG 26/40 & REC HEREWITH.

R 18

MAP 3 BLOCK C LOT 24

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO _____ AND _____ HEIRS.

SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

DEED ..... Block ..... No. .....

Date of Deed AUG 26/40 19 Liber pa.

Date of Sale AUG 13/40 19 Ack'd or Proved SEPT 9/40 19

Cons. $ 100 Conf'd AUG 26/40 19 Recorded SEPT 14/40 19

DECREE JUNE 14/40

SOLICITOR AMES AND CRANE,

Grantor HENRY YOUNG, JR

Sh'ff M. C. C.

Court OF CHY

Writ of FI FA

Date of Writ JUNE 18/40

Book H 21 of Executions, pa. 348&C

THE FIRST NATIONAL BANK AND TRUST COMPANY OF MONTCLAIR, N.J. CORP USA

CO MPLT

ELISE B FULLE & CHARLES A FULLE, HER HUS & CARL W DIPMAN

DEFTS

GRANTEE-- THE FIRST NATIONAL BANK AND TRUST COMPANY OF MONTCLAIR, N.J., CORP USA

MONT - 55 CENTS STAMPS

ACK'D- JOSEPH L MAGRINO, MCC NJ

PREMISES MONT

GRANT: Give, Grant, Bargain, Sell, Alien, Rel., Enf.; Convey and Confirm unto the..... and to.....

Heirs, Succrs., Exrs., Admrs. and Assigns forever.

B AT INTER OF W S OF PARK ST & S S OF MACOPIN AVE

TH N 66° 53' W ALG S S OF MACOPIN AVE 80FT TO NE COR OF LOT 24 ON MAP OF LD BLG TO TRI-STATE REALTY ASSN SIT IN MONT, NJ, K D OWEN, SUR, OCT 1910

TH S 23° 7' W ALG E S OF LOT 24, 126.5FT

TH THROUGH LOT 24 N 66° 53' W 50.1FT

TH S 23° 7' W 23.5FT TO S L OF LD OF LAURIDS ANDERSON

TH S 66° 53' E 118.82FT TO W S OF PARK ST

TH ALG SA N 27° 25' E 150.40FT TO S S OF MACOPIN AVE AT B[OVER]

ESSEX COUNTY
T521 7-39-1500

TOG WITH ALL RIGHT, TITLE & INT OF ⊙ IN & TO SO MUCH OF MACOPIN AVE & PARK ST AS ADJS SD PROP TO CEN L THF

RECITES SA PREM CONVD TO ~~XX~~ ELISE B ~~XX~~ FULLE ONE OF ⊙ HERETO BY CLARENCE S ANDRESS & CORA C ANDRESS, HIS WF BY DEED OF EDT, P M MTG.

DUE UNTO COMPLT $7531.95 PRIN & INT SECURED BY MTG GIVEN BY ELISE B FULLE & CHARLES A FULLE, HER HUS TO 1ST NAT'L BK & TR CO OF ~~X~~ MONT, DT OCT 17/27 ASSIGNED TO ~~XXXXXX~~ 1ST NAT'L BK & TR CO OF MONT, NJ AS SPEC GDN OF KIRKALDY MINORS, BY ASST OF MTG DT AUG 20/28 & ASSIGNED ~~X~~ TO 1ST NAT'L BK & TR CO OF MONT, BY ASST OF MTG DT OCT 3/30, TOG WITH INT FR JUNE 11/40.

COSTS COMPLT $330.85

Whereas I, the said as such Sherriff as aforesaid, did, in due form of law, advertise the said lot of land and premises to be sold under and by virtue of the said writ of fieri facias, at public vendue, to be held at the Court House in the City of Newark, on , the day of A. D., Nineteen Hundred and at two o'clock in the afternoon of that day. By public advertisements signed by myself, and set up at five or more public places in the said County of Essex, one of which was in the where said Real Estate is situated, of the time and place appointed for such sale, for at least three weeks preceding the time appointed for said sale, and publishing the same in the and the two of the newspapers printed and published in the said County, where the lands above described are situated, the same being designated for the publication by the laws of this State, and circulating in the neighborhood of said Real Estate, for at least once a week during four consecutive calendar weeks, the first publication being at least twenty-one days prior, and the last publication being not more than eight days prior to the time so appointed for selling the same, one of which said newspapers to wit: is printed and published at Newark, the County Seat of said County, at which time and place I did accordingly offer and expose the said lot of land and premises for sale at public vendue under and by virtue of said writ of fieri facias.

M 46 WTTY

MAP 3 BLOCK C LOT 24

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO ..... AND ..... HEIRS,
SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

DEED ..... BLOCK ..... No. .....

DATE OF DEED OCT 17/27 19 ..... LIBER ..... PA .....

CONS. $ 1 ACK'D OCT 17/27 19 ..... RECORDED OCT 19/27 19 .....

GRANTORS

CLARENCE S. ANDRESS AND
CORA C. ANDRESS HIS WIFE

GRANTEES

ELISE B. FULLE

PREMISES MONTCLAIR

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE ..... AND TO ..... HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT INTER OF WLY S OF PARK ST & SLY S OF MACOPIN AVE

TH N 66° 53' W ALG SLY S OF MACOPIN AVE 80 FT TO NE COR OF LOT #24 ON MAP OF LD BELONGING TO THE TRI-STATE REALTY ASSN SIT IN MONTCLAIR, N J K.D.OWEN, SURV, OCT 1910

TH S 23° 7' W ALG ELY S OF SD LOT #24 126.5FT

TH THRU SD LOT #24 N 66° 53' W 50. 1 FT

TH S 23° 7' W 23.5 FT TO SLY L OF LD OF SD LAURIDS ANDERSON

TH S 66° 53' E 118.82 FT TO SD WLY S OF PARK ST

TH ALG SA N 27° 25' E 150.40 FT TO SLY S OF MACOPIN AVE AT PT OR PL OFB

TOGETHER WITH ALL RIGHT, TITLE & INT OF @ IN & XTO SO MUCH OF MACOPIN AVE & PARK ST [OVER

T. 29 5-27 50M.

AS ADJOINS SD PROP TO CENTRE L THF

RECITES SA A 66 204

SUB TO RESTRS OF REC

T 19 WTTY

APPLICATION No.

EXAMINED

RECORD OF INSTRUMENT

3-C-24

DEED Block No.

MAP 3 BLOCK C LOT 24

Date of Deed DEC 19 /21 19 Liber pa.

Cons. $ 1 Ack'd DEC 19 /21 19 Recorded DEC 22/21 19

Grantors

ALBERT H HOFFMAN
A WIDOWER

$10 STAMPS

Grantees

CLARENCE S ANDRESS
CORA C HIS W

Premises

TOWN OF MONT

B AT INTER OF W S OF PARK ST & S S OF MACOPIN AV
TH N 66° 53' W ALG S S OF MACOPIN AV 80 FT TO NE COR OF LOT 24 ON MAP OF LD BLG TO TRI STATE REALTY ASSN SIT IN MONTCLAIR N J K D OWEN SUR OF OCT 1910
TH S 23° 7' W ALG E S OF SD LOT 24 126·5 FT
TH THRU SD LOT 24 N 66° 53' W 50·1 FT
TH S 23° 7' W 23·5 FT TO S L OF LD OF LAURIDS ANDERSON
TH S 66° 53' E 118·82 FT TO SD W S OF PARK ST
TH ALG SAME N 27° 25' E 150·40 FT TO S S OF MACOPIN AV TO B

TOGETHER WITH ALL RIGHT TITLE & INT OF GR IN & TO SO MUCH OF MACOPIN AV & PARK ST AS ADJOINS SD PROP TO CENTER L THEREOF

BG LOT 23 & P O LOT 24 ON SD MAP & REC IN O 58 70 LOVER

SUB TO FOLLOWING RESTRS IN C 63 115-116
RECITES SA C 63 115-116

W 45 NTTY

APPLICATION No.

EXAMINED

RECORD OF INSTRUMENT

DEED Block No. MAP 3 BLOCK 6 LOT 24

Date of Deed MAR 1/20 19 Liber pa.

Cons. $ 1 Ack'd MAR 1/20 19 Recorded MAR 1/20 19

Grantors

HENRI J BLEY &
PAULINE BLEY HIS WF

$8.50 STAMPS

Grantees

ALBERT H HOFFMAN &
MARIE HIS WF

Premises

TOWN MONT

B AT INTER OF W S OF PARK ST & S S OF MACOPIN AV
TH N 66° 53' W ALG S S OF MACOPIN AV 80 FT TO NE COR
OF LOT 24 MAP OF LD BLG TO TRI STATE REALTY ASSN
SIT MONT K D OWEN, SUR OF OCT 1910
TH S 23° 7' W ALG E S OF SD LOT 24 126.5 FT
TH THRU SD LOT 24 N 66° 53' W 50.1 FT
TH S 23° 7' W 23.5 FT TO S L OF LD OF LAURIDS ANDERSO
TH S 66° 53' E 118.82 FT TO SD W S OF PARK ST
TH ALG SA N 27° 25' E 150.40 FT TO S S OF MACOPIN AV
TO B
TOGETHER WITH ALL RIGHT TITLE & INT OF GR IN & TO
SO MUCH OF MACOPIN AV & PARK ST AS AJOINS SD PROP
TO CENTER L THF. BG LOT 23 ED LOT 24 SD MAP RECD IN
O 58 70 ETC DT NOV 15, 1916
SUB RESTRS--THAT PREM SHALL BE USED FOR RESIDENTIAL
PURPOSES ONLY & THAT NOT MORE THAN 1 SINGLE
FAMILY DWELLING HOUSE SHALL BE ERECTED THEREON
SD HOUSE TO FRNT ON MACOPIN AV & TO COST NOT LESS

OVER

THAN $6000 WHEN ERECTED, FRONT FOUNDATION WALLS TO BE AT LEAST 35 FT BACK FR SI L OF MACOPIN AV & NO BO HOUSE; PORCHES OR VERANDAS TO BE WITHIN 15 FT OF W L OF PARK SI, A PRIV GARAGE OR STABLE FOR NOT MORE THAN 2 HORSES TO BE ERECTED IN REAR OF SD TRACT ALL BO SD STABLE OR GARAGE TO BE AT LEAST 100 FT FR MACOPIN AV & 45 FT FR PARK SI

SUB AGRT DT DEC 4, 1914 RECD JAN 16, 1915 BET TRI-STATE REALTY ASSN & LAURIDS ANDERSON MODIFYING ABV RESTRS AS FOLLOWS--THE TRI-STATE REALTY ASSN "CONSENTS TO ERECTION BY LAURIDS ANDERSON" OF HOUSE ON LOS HEREINBEFORE MENTD WHICH SHALL IN ALL RESPECTS CONFORM TO RESTRS IN HIS SD DEED SET FORTH AS TO COST & LOCATION BUT MAY HAVE ITS FRONTOR PRIN ENTRANCE TOWARD PARK SI INSTEAD TOWARDS MACOPIN AV PROVIDED THAT N S WALL OF SA SHALL NOT BE NEARER MACOPIN AV THAN 35 FT & THAT THE RESTRS IN SD DEED SHALL IN ALL RESPECTS BE STRICTLY OBSERVED & KEPT

SUB ENCROACHMENT IF ANY OF CONCRETE WALL ON PROP LYING TO S THF, WHICH ENCROACHMENT WILL NOT EXCEED 6 IN

SUB MTG $7500 HELD BY ELIZABETH M GEIGER DT NOV 1, 1916 WHICH @ ASSUMES

W 30, WTTY

APPLICATION NO

EXAMINE
RECORD OF INSTRUMENT

MAP 3 BLOCK 6 LOT 24 Pt

Carries No. 24

DEED Block No.

Date of Deed NOV 15/16, 191 Liber pa. Balance 23

Cons. $ 1 Ack'd NOV 20/16, 191 Recorded NOV 21/16, 191

Grantors

LAURIDS ANDERSON
LAURA ANDERSON HIS WF

Grantees

HENRI J BLEY,

Premises

TOWN OF MONT,

B AT INTERSEC OF W S PARK ST, & S S OF MACOPIN AVE,

TH N 66° 53' W, ALG S S MACOPIN AVE 80 FT TO NE COR OF LOT 24, ON MAP OF LD BLG TO THE TRI-STATE REALTY ASSOCIATION SITUATED IN MONTCLAIR N.J, K.D, OWEN, SUR OCT 1910

TH S 23° 7' W, ALG E S SD LOT 24, 126 5/10 FT,

TH THRO SD LOT 24, N 66° 53' W, 50 1/10 FT

S 23° 7' W, 23 5/10 FT TO S L OF LD OF SD LAURIDS ANDERSON

TH S 66° 53' E, 118 82/100 FT TO SD W S OF PARK ST,

TH ALG SA N 27° 25' E, 150 40/100 FT TO S S OF MACOPIN AVE, AT B

OVER

TOGETHER WITH ALL RIGHT, TITLE & INT OF @ IN & TO SO MUCH OF MACOPIN AVE, & PARK ST, AS ADJOINS SD PROPERTY TO THE CENTER LINES THEREOF,

BG LOT NO 23, & PART OF LOT 24, ON SD MAP,

RECITES RO @ 52, 313,

SUB TO RESTRS IN K 55, 306,

SUB TO RIGHTS OF PRESENT TENANT,

SUB TO THE ENCROACHMENT, IF ANY, OF THE CONCRETE WALL ON PROPERTY LYINGBTO THE S HEREOF, WHICH ENCROACHMENT WILL NOT EXCEED 6 IN

SUB TO MTG $7500

D 23 NTTY

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

MAP 3 BLOCK C LOT 26 part
add to lot #25

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO _____ AND _____ HEIRS.

SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

T 532-9-41-15M
N. J. R. T. I. CO.

DEED Block No.

Date of Deed DEC 2/41 19 Liber pa.

Cons. $ 1. Ack'd DEC 2/41 19 Recorded JAN 21/42 19

Grantors

ELISE B. FULLE AND
CHARLES A. FULLE, HER HUS.
MONTC.

$.55 STAMPS
ACK'D- WILLIAM F. TOMPKINS
N P OF N.J.

Grantees

ANNA L. CARLSON
MONTC.

Premises MONTC.

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE _____ AND TO _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B ON THE S SIDE OF MACOPIN AVE AT A PT THEREIN DIST MEAS W ALG THE SA 210 FT FR THE INTER OF THE SA WITH THE W SIDE OF PARK ST, WH PT OF B IS THE NW COR OF PREM CONVD TO ANNA L. CARLSON, THE ⊃ BY LESLIE L. HOWE BY DEED DTD NOV 6/41, AND REC IN REGISTER'S OFF. OF ESSEX CO. ON NOV 7/41, AS INSTRUMENT NO. 47, AND
RUNN TH ALG THE SD S SIDE OF MACOPIN AVE
N 66° 53' W 7 FT,
TH S 23° 7' W 140 FT,
TH S 66° 53' E AND = W/ MACOPIN AVE 7 FT

+[OVER]

TO THE W LI OF THE PREM SO CONVD TO ANNA L. CARLSON AS AFSD,
TH ALG THE SD W LI OF SD PREM N 23° 7' E 140 FT TO THE SD S SIDE OF MACOPIN AVE AT THE PT AND PL OF B.
SUBJ TO THE EFFECT, IF ANY, OF ALL CITY, STATE AND FEDERAL ORDI, STATUTED AND REGULATIO AFFECTING THE USE OF SD PREM AND THE BLDG THEREON CONSTRUCTED, SUCH STATE OF FACTS AS AN ACCURATE SURV OF SD PREM WOULD DISCLOSE, RESTRS, AND EASEMENTS, IF ANY, APPEARING OF REC, AND MUNI LIENS.

MAP 3 BLOCK C LOT 26

8/1/45

Elise B. Fulle

to

Ezra Cornell +wf

See Trans.

MAP 3 BLOCK C LOT 84

C 25 WTTY

20M 1-11

APPLICATION No.
EXAMINED
RECORD OF INSTRUMENT

DEED ✓ Block No. 3, R, 25,

Date of Deed MAY 17/11 191 Liber pa.

Cons. $ 1 Ack'd MAY 17/11 191 Recorded MAY 17/11 191

Grantors

ESSEX REALTY ASSOCIATES,
A CORP OF N,J.

Grantees

TRI-STATE REALTY ASSOCIATION,
A CORP

Premises

TOWN OF MONT

B AT PT IN S S OF MACOPIN AV DIST W ALG SD S 150 FT FR ITS INTERSECT WITH W S OF PARK ST
TH ALG SD S SIDE OF MACOPIN AV N 66° 53' W 60 FT
AT L MACOPIN AV S 23° 7' W 150 FT
= MACOPIN AV S 66° 53' E 60 FT
AT L MACOPIN AV N 23° 7' E 150 FT TO B

BG KNOWN AS LOT NO 25 ON "MAP OF LD BLG TO ② SITUATED IN MONT, N,J, SURVD BY K,D,OWEN, OCT 1910"

RECITES P O Y 41 43

SUB TO RESTRS CONTAINED IN DEED FR ROSINA W, DA CUNHA AND HUS TO THE ESSEX REALTY ASSOCIATES, ABV MENTD AS ②

BAKER PRINTING CO., NEWARK.

20M 1-11

APPLICATION NO.
EXAMINED
RECORD OF INSTRUMENT

W 22 WTTY

DEED Block No. 3, E, 25, 34, 35

Date of Deed MAY 19/11 191 Liber pa.

Cons. $ Ack'd MAY 19/11 191 Recorded MAY 20/11 191

Grantors

TRI-STATE REALTY COMPANY
A CORP

Grantees

JEREMIAH L O'NEILL

Premises TOWN OF MONT

1ST TRACT

B AT PT IN S S MACOPIN AV DIST MEASURING W ALG SD S 150 FT FR INTERSEC WITH W S PARK ST
ALG S S MACOPIN AV N 66° 53' W 60 FT
AT L MACOPIN AV S 23° 7' W 150 FT
= MAC PIN AV S 66° 53' E 60 FT
AT L MACOPIN AV N 23° 7' E 150 FT TO B
KNOWN AS LOT NO 25 ON MAP OF LD BLG TO THE ⊕ SITUATED IN MONT, N. J. SURVD BY K D OWEN OCT 1910
SUB MTG $800 FOR 1 YR FR MAY 9/11 6% ⊕ ASSUMES

OVER

BAKER PRINTING CO., NEWARK.

2ND TRACT

B AT PT IN S S MACOPIN AV DIST MEASURING E ALG SD S 560 FT FR INTERSEC WITH E S VALLEY RD

ALG S S MACOPIN AV ON CURVE TO N WITH RAD OF 586 40/100 FT DIST 60 FT THE CHORD OF WHICH CURVE BEARS S 53° 50' E 59 97/100 FT

S 34° 29' W 180 24/100 FT TO S L LD OF ©

N 54° 10' W 77 28/100 FT

N 39° 59' E 181 2/100 FT TO S S MACOPIN AV AT B

BG LOT NO 35 ON AFSD MAP

SUB MTG $1000 MAY 2/11 1 YR 6% © ASSUMES

X2

3RD TRACT

B AT PT IN S S MACOPIN AV DIST MEASURING E ALG SD S 620 FT FR E S VALLEY RD

ALG S S MACOPIN AV ON CURVE TO N WITH RAD 586 40/100 FT FOR DIST 60 FT WHICH IN A STRT L WOULD BR N S 59° 41' E 59 97/100 FT

S 28° 51' W 187 35/100 FT

N 54° 10' W 78 22/100 FT

N 34° 29' E 180 24/100 FT TO B

BG LOT NO 34 ON AFSD MAP

SUB MTG $800 APL 17/11 1YR 6% © ASSUMES

SUB RESTRS THAT THE ABV PREM SHALL BE USED ONLY FOR SINGLE FAMILY DWLG HOUSES

& SUITABLE OUT BLDGS ONE TO BE ERECTED ON EA LOT THE DWLG TO BE ERECTED ON THE FIRST TRACT OT COST NOT LESS THAN $6000 & ON THE 2ND & 3RD TRACTS NOT LESS THAN $5500 EA & ANY PROPSED DWLG HOUSES TO BE ERECTED ON THE AFSD LOTS AT ANY TIME WITHIN 5 YRS FR THE APL 11/11 TO BE COMMENCED ONLY AFTER THE PLANS & SPECIFICATIONS THEREFOR HAVE HEEN PRESENTED TO & APPROVED BY THE ⊙ ITS SUCCESSORS ASSIGNS OR AGENTS

C 34 COV VS ©

20M 1-11

APPLICATION No.
EXAMINED
RECORD OF INSTRUMENT

V3.C.25.34,35

DEED Block No.

Date of Deed SEPT 8/11 191 Liber pa. + Over

Cons. $ 1 Ack'd SEPT 19/11 191 Recorded SEPT 21/11 191

Grantors

TRI-STATE REALTY ASSOCIATION
A CORP

Premises TOWN OF MONT

1ST TRACT
B AT PT IN S S OF MACOPIN AV DIST W ALG SD S 150 FT FR ITS INTERSECT WITH W S OF PARK ST
TH ALG SD S S OF MACOPIN AV N 66° 53' W 60 FT
AT ∟ TO SD MACOPIN AV S 23° 7' W 150 FT
= TO MACOPIN AV S 66° 53' E 60 FT
AT ∟ TO MACOPIN AV N 23° 7' E 150 FT TO B

BG KNOWN AS LOT NO 25 ON MAP OF LD BLDG TO © SITUATED IN MONT, N.J, SURVD BY K,D,OWEN OCT 1910

Grantees

JEREMIAH L,O'NEILL

BAKER PRINTING CO., NEWARK.

3.C.35.

SECOND TRACT

B AT PT IN S S OF MACOPIN AV DIST E ALG SD S 560 FT FR ITS INTERSECT WITH E S OF VALLEY ROAD

TH ALG SD SSOF MACOPIN AV ON CURVE TO N WITH RAD OF 586 40/100 FT FOR A DIST OF 60 FT, THE CHORD OF WHICH CURVE BEARS S 53° 50' E 59 97/100 FT

S 34° 29' W 180 24/100 FT TO S L OF LD OF THE ①

N 54° 10' W 77N28/100 FT

N 39° 59' E 181 2/100 FT TO S S OF MACOPIN AV AT B

BG LOT NO 35 ON AFSD MAP

3.C.34.

THIRD TRACT

B AT PT IN S S OF MACOPIN AV DIST E ALGSD S 620 FT FR E S OF VALLEY ROAD

TH ALG SD S S OF MACOPIN AV ON CURVE TO N WITH RAD OF 586 40/100 FT FRO A DIST OF 60 FT, WHICH IN A STRAIGHT L WOULD RUN S 59° 41' E 59 97/100 FT

S 28° 51' W 187 35/100 F

N 54° 10' W 78 22/100 FT

N 34° 29' E 180 24/100 FT TO B

BG LOT NO 34 ON AFSD MAP

SUB TO ALL ENCUMBRANCES MENTD IN DEED REC IN D 49 258 AND IN WHICH SD DEED THE NAME OF ① HERETO WAS ERRONEOUSLY STATED AS THE TRI-STATE REALTY COMPANY, THIS DEED IS GIVEN TO CORRECTSD ERROR

W 8 WTTY

3. C. 25

8-12—10M—G

APPLICATION NO.
EXAMINED
RECORD OF INSTRUMENT

DEED Block No.

Date of Deed OCT 25/12 191 Liber pa.

Cons. $ 1 Ack'd OCT 25/12 191 Recorded OCT 31/12 191

Grantors

JEREMIAH L O'NEILL
MARGARET B O'NEILL HIS WF

Grantees

BERNARD REDDING

Premises

TOWN OF MONT

B AT PT IN S SIDE MACOPIN AV DIST MEASURING W ALG SD SIDE 150 FT FR INTERSEC WITH W SIDE OF PARK ST

TH ALG S SIDE MACOPIN AV N 66° 53' W 60 FT
AT L TO MACOPIN AV S 23° 7' W 150 FT
= MACOPIN AV S 66° 53' E 60 FT
AT L TO MACOPIN AV N 23° 7' E 150 FT TO B

KNOWN AS LOT NO 25 ON MAP OF LD BLG TO THE TRI-STATE REALTY ASSO SITUATED AT MONT, N. J. SURVD BY K. D. OWEN OCT 1910

SUB TO $4800 MTG

W 24 WTTY

3-C-25 ✓

8-12—10M—G

APPLICATION NO.
EXAMINED
RECORD OF INSTRUMENT

DEED Block No.

Date of Deed OCT 31/12 191 Liber pa.

Cons. $ Ack'd NOV 16/12 191 Recorded NOV 20/12 191

Grantors

BERNARD REDDING, SINGLE

Grantees

THOMAS F MURRIN

Premises

TOWN OF MONT

B AT PT IN S SIDE MACOPIN AV DIST MEASRUING W ALG SD SIDE 150 FT FR INTERSEC WITH W SIDE OF PARK ST

TH ALG S SIDE MACOPIN AV N 66° 53' W 60 FT

AT L TO MACOPIN AV S 23° 7' W 150 FT

= TO MACOPIN AV S 66° 53' E 60 FT

AT L TO MACOPN AV N 23° 7' E 150 FT TO B

KNOWN AS LOT NO 25 ON MAP OF LD BLG TO THE TRI-STATE REALTY ASSO, SITUATED AT MONT, N. J.

SURVD BY K. D. OWEN, OCT 1910

SUB $4800 MTG

W 18 WTTY

11-12—10M—G

APPLICATION NO.
EXAMINED
RECORD OF INSTRUMENT

3-C-25 ✓

DEED Block No.

Date of Deed DEC 26/12 191 Liber pa.

Cons. $ 1 Ack'd DEC 26/12 191 Recorded JAN 3/XX 13 191

Grantors

THOMAS F MURRIN, SINGLE

Grantees

WILLIAM S BENSON

Premises

TOWN OF MONT

B AT PT IN S SIDE MACOPIN AV, DIST MEASURING W ALG SD SIDE 150 FT FR ITS INTERSEC WITH W SIDE PARK ST

TH ALG S SIDE MACOPIN AV N 66° 53' W 60 FT

AT L TO MACOPIN AV S 23° 7' W 150 FT

= TO MACOPIN AV S 66° 53' E 60 FT

AT L TO MACOPIN AV N 23° 7' E 150 FT TO B

KNOWN AS LOT O 25, ON MAP OF LD BLG TO THE TRI-STATE REALTY ASSOCIATION AT MONT, N J,

SURVD BY K, D, OWEN OCT 1910

SUB TO RESTRS IMPOSED ON PREM

REC IN D 49 258

W 18, WTTY

3-C-25-A

7-14-12M.

APPLICATION No.
EXAMINED
RECORD OF INSTRUMENT

DEED Block No.

Date of Deed NOV 6/1914. 191 Liber pa.

Cons. $ 1 Ack'd NOV 6/14. 191 Recorded NOV 9/14. 191

Grantors

WILLIAM S BENSON,
UNMARRIED

Grantees

PALPH H BOWLES,
NAMEE C BOWLES, HIS WF

Premises

TOWN OF MONT,
B AT PT IN S S MACOPIN AVE, DIST MEASURING WLY ALG SD SIDE 150 FT FR ITS INTERSEC WITH W S OF PARK ST,
TH ALG S S MACOPIN AVE, N 66° 53' W 60 FT
TH AT L TO MACOPIN AVE, S 23° 7' W 150 FT
= TO MACOPIN AVE, S 66° 53' E 60 FT
TH AT L TO MACOPIN AVE, N 23° 7' E 150 FT TO B,
KNOWN AS LOT NO 25, ON MAP OF LD BLG TO THE TRI-STATE REALTY ASSOCIATION, IN MONTCLAIR, N,J, SURVD BY K,D, OWEN, OCT 1910
TOGETHER WITH ALL RIGHT TITLE & INT OF ① IN & TO SO MUCH OF MACOPIN AVE, AS LIES IN FRONT OF SD PREM TO CENTRE L THF
SUB TO RESTRS, SUB TO MTG $4500 & INT 6%
HELD BY ESSEX TITLE GUARANTY AND TRUST COMPANY

BAKER PRINTING CO., NEWARK

MAP 3 BLOCK 6 LOT 26

SECOND TRACT--B AT PT ON S S OF MACOPIN AV DIST MEASURED W ALG SA 210 FT FR ITS INTER WITH W S OF PARK ST WHICH B PT IS NW COR OF 1ST TRACT HEREIN DESCD
TH N 66° 53' W ALG SD S S OF MACOPIN AV 60 FT
TH S 23° 7' W 150 FT TO LD PARLY OF ESSEX REALTY ASSOCIATES
TH ALG THAT LD S 66° 53' E 60 FT TO SW COR OF 1ST TRACT ABV DESCD
TH ALG W L OF THAT LD N 23° 7' E 150 FT TO S S OF MACOPIN AV AT B
BG LOT 26 MAP OF LD BLG TO TRI-STATE REALTY ASSOCIATION SIT MONT N J MADE BY K D OWEN OCT 1913
SUB TO MTG FOR $250 ALSO CERTAIN MTG FOR $1000
SUB TO RESTRS THAT SD PREM ARE TO BE USED FOR RESIDENTIAL PURPOSES ONLY THAT NO RESIDENCE IS TO BE BUILT THEREON EXCEPT 1 SINGLE-FAMILY DWELLING HOUSE TO COST NOT LESS THAN $6000 WHEN ERECTED THE FRONT FOUNDATION WALL OF SD HOUSE TO BE PLACED AT LEAST 35 FT BACK FR ST L NO OTHER BLDG TO BE BUILT EXCEPT PRIV GARAGE TO BE USED IN CONNECTION WITH PRIV RESIDENCE SUCH GARAGE TO BE PLACED AT LEAST 100 FT BACK FR ST L
TOGETHER WITH ALL RIGHT TITLE & INT OF GR IN & TO SO MUCH OF MACOPIN AV AS LIES IN FRONT OF SD PREM TO CENTRE LINE
SUB TO TAXES FOR 1919

W 7 WTTY

APPLICATION No.

EXAMINED

RECORD OF INSTRUMENT

C

MAP 3 BLOCK 2 LOT 25+26

DEED Block No.

Date of Deed OCT 25/19 19 Liber pa.

Cons. $ 1 Ack'd OCT 25/19 19 Recorded DEC 10/19 19

Grantors

NAMEE C BOWLES, WIDOW

$7.50 STAMPS

Grantees

ELISE B FULLE, W OF CHARLES A FULLE

Premises

TOWN MONT

FIRST TRACT-B AT PT IN S S OF MACOPIN AV DIST MEASURING N ALG S S 150 FT FR ITS INTER WITH W S OF PARK ST

TH ALG SD S S OF MACOPIN AV N 66° 53' W 60 FT

TH AT L TO SD MACOPIN AV S 23° 7' W 150 FT

TH = TO MACOPIN AV S 66° 53' E 60 FT

TH AT L TO MACOPIN AV N 23° 7' E 150 FT TO B

BG KNOWN AS LOT 25 MAP OF LD BLG TO TRI-STATE REALTY ASSN SIT MONT N J SURVD BY K D OWNE OCT 1910

SUB TO MTG OF $4500

SUB ALSO TO RESTRS OF RECORD

OVER

D

X

R 5

6 Macopin

MAP 3 BLOCK C LOT 25

DEED ..... Block ..... No. .....

Date of Deed AUG 3/40 19 ..... Liber ..... pa. .....

Date of Sale JULY 23/40 19 ..... Ack'd or Proved AUG 16/40 19 .....

Cons. $ 100 Conf'd AUG 3/40 19 ..... Recorded AUG ~~22~~ 21/40 19 .....

Grantor HENRY YOUNG, JR

Sh'ff M. C. C.

Court OF CHY

Writ of FI FA

Date of Writ MAY 29/40

Book H 21 of Executions, pa. 188&C

LESLIE L HOWE -- COMPLT

ELISE B FULLE & CHARLES A FULLE

HER HUS DEFTS

GRANTEE-- LESLIE L HOWE

MONT

55 CENTS STAMPS

ACK'D- JOSEPH L MAGRINO, MCC NJ

PREMISES MONT

GRANT: Give, Grant, Bargain, Sell, Alien, Rel., Enf.; Convey and Confirm unto the ..... and to ..... Heirs, Succrs., Exrs., Admrs. and Assigns forever.

B AT PT IN S S OF MACOPIN AVE DIST MEASURG W ALG SD S 150FT FR INTER WITH W S OF PARK ST TH

ALG S R S OF MACOPIN AVE N 66° 53' W 60FT TH AT L TO MACOPIN AVE S 23° 7' W 150FT TH = TO MACOPIN AVE S 66° 53' E 60FT TH AT L TO MACOPIN AVE N 23° 7' E 150FT TOB BG KN AS LOT 25 ON MAP OF LD BLG TO TRI-STATE REALTY ASSN, SIT MONT, NJ SURVD BY K D OWEN, OCT 1910[OVER]

APPLICATION NO. .....

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO ..... AND ..... HEIRS,

SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

DECREE MAY 22/40

SOLICITOR AMES & CRANE

OFP

ESSEX COUNTY
T521 7-39-1500

SUB TO RESTRS [HEREINSET FORTH]
RECITES 1ST TR IN D 49, 258, WH DEED HAS BEEN CORRECTED BY DEED DT SEPT 8/11 , NOT YET REC
DUE UNTO COMPLT $4758.75 PRIN & INT SECURED BY MTG GIVEN BY JEREMIAH L O'NEILL &
MARGARET B O'NEILL, HIS WF TO ESSEX TITLE GUAR & TR CO, CORP NJ DT SEPT 18/11
ASSIGNED TO COMPLT DT DEC 1/14, TOG WITH INT FR MAY 16/40
COSTS COMPLT $313.02

Whereas I, the said as such Sherriff as aforesaid, did, in due form of law, advertise the said lot of land and premises to be sold under and by virtue of the said writ of fieri facias, at public vendue, to be held at the Court House in the City of Newark, on , the day of A. D., Nineteen Hundred and at two o'clock in the afternoon of that day. By public advertisements signed by myself, and set up at five or more public places in the said County of Essex, one of which was in the where said Real Estate is situated, of the time and place appointed for such sale, for at least three weeks preceding the time appointed for said sale, and publishing the same in the and the two of the newspapers printed and published in the said County, where the lands above described are situated, the same being designated for the publication by the laws of this State, and circulating in the neighborhood of said Real Estate, for at least once a week during four consecutive calendar weeks, the first publication being at least twenty-one days prior, and the last publication being not more than eight days prior to the time so appointed for selling the same, one of which said newspapers to wit: is printed and published at Newark, the County Seat of said County, at which time and place I did accordingly offer and expose the said lot of land and premises for sale at public vendue under and by virtue of said writ of fieri facias.

D 47 B & S

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

6 Macopin

MAP 3 BLOCK C LOT 25

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

DEED Block No.

Date of Deed NOV 6/41 19 Liber pa.

Cons. $ 1. Ack'd NOV 6/41 19 Recorded NOV 7/41 19

HAB: UNTO AND HEIRS,

SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

Grantors

LESLIE L. HOWE, WDR,
MONTG.

$6.05 STAMPS
ACK'D- K.R.SOVEREL
N P OF N.J.

Grantees

ANNA L. CARLSON, WIFE OF
CARL C. CARLSON, MONTG.

Premises MONTG.

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE AND TO HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT A PT IN THE S SIDE OF MACOPIN AVE, DIST MEAS N ALG SD SIDE 150 FT FR ITS INTER W I THE W SIDE OF PARK ST,
TH ALG SD S SIDE OF MACOPIN AVE N 66° 53' W 60 FT,
TH L TO SD MACOPIN AVE S 23° 7' W 150 FT,
TH = TO MACOPIN AVE S 66° 53' E 60 FT,
TH L TO MACOPIN AVE N 23° 7' E 150 FT TO THE PT OR PL OF B. BG KN AS LOT NO. 25 ON A MAP OF LAND BELG TO THE TRI-STATE REALTY ASSOCIATION SIT IN MONTG. N.J. SURVD BY K.D.OWEN, OCT, 1910.
SUBJ TO RESTRS [HEREINAFTER SET FORTH]
[OVER]

T 532—9-41—15M
N. J. R. T. I. CO.

RECITES BG 1ST TRACT DESCD IN D 49 OF DEEDS, P 298, WH SD DEED HAS BEEN CORRECTED BY DEED DTD SEPT 8/1911.

RECITES SA F 97 OF DEEDS, P 202-205.

MAP 3 BLOCK C LOT 25

Elise Fulle

Jan. 21, 1942

To

Anna Carlson

Lee Trans.

MAP 3 BLOCK C LOT 26

FW

L 39 WTTV

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO ____ AND ____ HEIRS.

SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

T 532-9-41-15M
N. J. R. T. I. CO.

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

macopin ave rear

MAP 3 BLOCK C LOT 25 pt

add to lot #84

DEED ____ Block ____ No. ____

Date of Deed DEC 3/41 19 ____ Liber ____ pa. ____

Cons. $ 1 Ack'd DEC 3/41 19 ____ Recorded FEB 6/42 19 ____

Grantors

ANNA L CARLSON
CARL O CARLSON, HER HUS
MONT

ACK BEFORE ARTHUR HARRIS
MCC NJ
XXXXXX
6.55 STAMPS

Grantees

ELSIE B, FULLE
MONT

Premises TOWN MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE ____ AND TO ____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT SW COR OF PREMS CONVD TO ANNA L CARLSON ONE OF ① BY LESLIE L, HOWE, WIDOWER BY DEED DT NOV 6/41 & REC IN REG OFF OF ESSEX CO ON NOV 7/41 AS INSTRUMENT #47 WHICH SD PT OF B IS AT THE END OF THE SECOND COURSE OF THE DESCRPT OF PREMS SO CONVD BY SD DEED AND FR

TH RUN ALG X ALG REAR OR S L OF SD PREMS SO CONVD S 66°53'E 60 FT TO SE COR OF SD PREMS

TH ALG E L OF SD PREMS N 23°7'E 10 FT

TH N 66°53'W & = WITH SD S L 60 FT TO W L OF SD PREMS

OVER

Fry

TH ALG LAST MENTDL S 23° 7'W 10 FT TO B

RECITES, BG S 10 FT OF PREMS CONVD TO SD ANNA L. CARLSON BY LESLIE L HOWE BY DEED AFSD

SM 52

ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK C LOT 25

W **DEED** 6 Macopin

By ANNA L.CARLSON
CARL O.CARLSON HER HUS

To ROY W.FLEMING
EVELYN D.FLEMING HIS WF
MONT

Block Lot

Dated 6/7/43 Ack.6/7/43

Rec. 6/8/43 Book U 101-583

Returned to: ESSEX TITLE GTY & TRUST CO
MONTCLAIR,N.J.

Stamps $9.35 Cons. $1.00

Liens NONE

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B at pt on S s of Macopin Ave dist W 150 ft fr W s of Park St
TH (1) alg sd s of Macopin Ave N 66° 53' W 67 ft
TH (2) S 23° 7' W 140 ft
TH (3) S 66° 53' E 67 ft
TH (4) N 23° 7' E 140 ft to S s of Macopin Ave at pt of B

MAP 3 BLOCK C LOT 25

#15 A. R. ESSEX COUNTY REGISTER'S OFFICE

6 Macopin Ave

8000

W DEED

By ROY W. FLEMING &
EVELYN D. HIS WIFE
6 MACOPIN AVE.,
MONTCLAIR

To

CHARLES FREDERICK ABBOTT, JR. &
MARY S. HIS WIFE
LONG HILL RD.
TOWNSHIP OF LITTLE FALLS

Block Lot

Dated 9/25/54 Ack 9/25/54

Rec. 9/28/54 Book 3259 194

Returned to: John Ferguson
484 Bloomfield Ave.,
Montclair

Stamps $23.10 Cons. $21,000.00

Liens -

ASSESSOR'S OFFICE RECEIVED OCT 4 1954 Per

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B at a pt on the S s of Macopin Ave thrn dist W 150 ft fr the W s of Park St.,
TH (1) alg the sd s of Macopin Ave N 66° 53 min W 67 ft
TH (2) S 23° 7 min W 140 ft
TH (3) S 66° 53 min E 67 ft
TH (4) N 23° 7 min E 140 ft to the S s of Macopin Ave at the pt or pl of B.
RECITE: SA U-101 583
Known a s 6 Macopin Ave.

Keer 37 Park Mtl

ASSESSOR'S OFFICE
RECEIVED
SEP 24 1968

BOOK 4283 PAGE 1042

103—DEED - BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP.

IQY

COPYRIGHT © 1965 BY ALL-STATE OFFICE SUPPLY CO. 49 EDISON PLACE, NEWARK, N.J. 07102

This Indenture,

15553

Made the 22nd *day of* August *19*68 ,

Between

CHARLES F. ABBOTT, JR. and MARY S. ABBOTT, his wife,

residing at #6 Macopin Avenue *in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey *herein designated as the Grantors,*

And

JOAN N. GOLDSBOROUGH

COUNTY OF ESSEX
CONSIDERATION $31,000
REALTY TRANSFER FEE $31
DATE BY

~~residing or intended at~~ about to reside at #6 Macopin Avenue *in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey *herein designated as the Grantees;*

Witnesseth, *that the Grantors, for and in consideration of*

Thirty-One Thousand Dollars ($31,000.00)

lawful money of the United States of America, to the Grantors 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 Grantors being therewith fully satisfied, do 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* Town *of* Montclair *in the County of* Essex *and State of New Jersey, more particularly described as follows:*

BEGINNING at a point on the southerly side of Macopin Avenue therein distant westerly one hundred fifty feet from the westerly side of Park Street; running thence (1) along the said side of Macopin Avenue North sixty-six degrees, fifty-three minutes West, sixty-seven feet; thence (2) South twenty-three degrees seven minutes West one hundred forty feet; thence (3) South sixty-six degrees fifty-three minutes East sixty-seven feet; thence (4) North twenty-three degrees seven minutes East one hundred forty feet to the southerly side of Macopin Avenue at the point or place of BEGINNING.

Being premises known as #6 Macopin Avenue, Upper Montclair, New Jersey. The above description is in accordance with a survey made by Miller & McGiffert, Engineers, dated June 12, 1943.

Being the same premises conveyed to the Grantors herein by deed of Roy W. Fleming and Evelyn D. Fleming, his wife, dated September 25, 1954 and recorded in the Essex County Register's Office in Deed Book 3259 at page 194.

RECEIVED & RECORDED
REGISTER'S OFFICE
ESSEX COUNTY, N.J.
AUG 26 1 12 PM '68
Mathias A. Williams
REGISTER

2323564
6 Macopin Ave
MAP 3 BLOCK C LOT 25

MAP 3 BLOCK C LOT 24

Apr. 7, 1913

See Trans

MAP 3 BLOCK C LOT 23+24

MAP 3 BLOCK C LOT 26

Dec. 10, 1919

See Trans.

MAP 3 BLOCK C LOT 25

C 7 WTTY

3 C 76 ✓

2-15-6M

APPLICATION No.
EXAMINED
RECORD OF INSTRUMENT

DEED Block No.

Date of Deed 191 Liber pa.

Cons. $ 1 Ack'd APR 15/15 191 Recorded APR 20/15 191

Grantors

TRI-STATE REALTY ASSOCIATION
A CORP

$.50 STAMPS

Grantees

RALPH H BOWLES
NAMEE C HIS WF

Premises TOWN MONT

B AT PT ON S S OF MACOPIN AV DIST W ALG SA 210 FT FR ITS INTERSECT WITH W S OF PARK ST WHICH B PT IS THE NW COR OF LDS BLG TO THE @ HERETO

TH N 66° 53'W ALG SD S S OF MACOPIN AV 60 FT

S 23°7'W 150 FT TO LD FMLY OF ESSEX REALTY ASSOCIATES

ALG THAT LD S 66°53'E 60 FT TO SW COR OF LD OF @

ALG W L OF THAT LD N 23°7'E 150 FT TO S S OF MACOPIN AV AT B

BG LOT NO 26 ON MAP OF LD BLG TO THE @ SITUATED IN MONT, N.J. MADE BY K D OWEN, OCT 1913. TOGETHER WITH ALL RIGHT, TITLE & INT OF @ IN & TO SO MUCH OF MACOPIN AV AS LIES IN FRONT OF SD PREM TOCENTER L THF

SUB MTG $1000 HELD BY JENNIE M TOMKINS

OVER

SUB TO RESTRS, HONEVER, THAT SD PREM ARE TO BE USED FOR RESIDENTAIL PURPOSES ONLY , THAT NO RESIDENCE IS TO BE BUILT THEREON EXCEPT ONE SINGLE FAMILY DWLG HOUSE, TO COST NOT LESSTHAN $6000 WHEN ERECTED, THE FRONT FOUNDATION WALL OF SD HOUSE TO BE PL AT LEAST 35 FT BACK FT/// ST L , NO OTHER BLDGS TO BE BUILT EXCEPT A PRIVATE GARAGE TO BE USED IN CONNECTION WITH A PRIVATE RESIDENCE, ANY SUCH GARAGE TO BE PL AT LEAST 100 FT BACK FR THE ST L

C 49 WTY

3,226.

5-11 10M

APPLICATION No.
EXAMINED
RECORD OF INSTRUMENT

DEED Block No.

Date of Deed AUG 1/11 191 Liber pa.

Cons. $ Ack'd AUG 1/11 191 Recorded AUG 1/11 191

Grantors

ESSEX REALTY ASSOCIATES
A CORP

Grantees

TRI-STATE REALTY ASSOCIATION
A CORP

Premises TOWN OF MONT

B AT PT ON S S OF MACOPIN AV AS SA IS NOW LAID OUT, DIST W ALG SD S S 210 FT FR THE INTERSECT OF SD S S & AND THE W S OF PARK ST, SD B PT BG THE NW COR OF LOT NO 25 ON MAP OF LD BLG TO THE @ SITUATED IN MONT, N,J, MADE BY K,D, OWEN, OCT , 1910

TH N 66° 53' W, FURTHER ALG THE SD S S OF MACOPIN AV 60 FT TO NE COR OF LOT NO27 ON SD MAP

S 23° 7' W ALG SD LOT NO 27, 150 FT

S 66° 53' E 60 FT TO SW COR OF SD LOT NO 25

N 23° 7' E ALG W S OF SD LOT NO 25 150 FT TO S S OF MACOPIN AV AT B

RECITES P O Y 41 43

BG LOT NO 26 ON ABV MENTD MAP

SUB TO RIGHTS OF THE PUBLIC IN AND TO SO MUCH MACOPIN AV AS CONVD TO THE TOWN OF MONT, FOR A ST AS LIES WITHIN THE BOUNDARIES OF THE ABV PREM AS THE SD ST WAS ORIGINALLY DEDICATED

BAKER PRINTING CO., NEWARK.

MAP 3 BLOCK C LOT 27

8/1/45

Elise B. Fulle

to

Ezra Cornell twp.

See Trans.

MAP 3 BLOCK C LOT 84

W 12, WTTY

APPLICATION NO.

EXAMINED
RECORD OF INSTRUMENT

DEED Block No. MAP 3 BLOCK 6 LOT 27 28 29 32

Date of Deed APR 26/17. 191 Liber pa.

Cons. $ 1 Ack'd APR 26/17. 191 Recorded MAY 3/17. 191

Grantors

TRI-STATE REALTY ~~XXX~~
ASSOCIATION, A CORP, N,J,

Grantees

ELISE B FULLE,

Premises

TOWN OF MONT,
B AT PT IN S S OF MACOPIN AVE, DIST W ALG SD SIDE 270 FT FR INTERSEC WITH W S OF PARK ST SD PT BG NW COR OF LOT NO 26, ON "MAP OF LD BLG TO THE TRI STATE REALTY ASSOCIATION, SITUATED IN MONTCLAIR N,J," MADE BY K,D, OWEN, OCT 1913,

TH ALG SD S S MACOPIN AVE, N 66° 53' W, 360 FT

TH AT L WITH MACOPIN AVE, THRO LD OF TRI STATE REALTY ASSOCIATION S 23° 7' W 203 FT ± TO THE S L OF LD OF SD TRIVSTATE REALTY ASSOCIATION,

TH ALG SD LAST MENTD L S 54° 10' E, 1 FT ± TO AN ANGLE IN SD LINE

STILL ALG SA N 53° 58' E, 53 28/100 FT TO ANOTHER ANGLE,

OVER

TH STILL ALG SA S 66° 53' E, 326 24/100 FT TO THE W L OF LOT NO 26, ON ABV MENTD MAP
TH ALG LAST MENTD L N 23° 7' E, 150 FT TO MACOPIN AVE, & B,
BG LOTS NOS 27, 28, 29, 30, ~~&~~ 31, & PART OF LOT 32, ON ABV MENTD MAP

TOGETHER WITH ALL THE RIGHT TITLE & INT OF ∞ IN & TO SO MUCH OF MACOPIN AVE, AS LIES IN FRONT OF SD PREM TO CENTRE L THF,
SUB TO RESTRS, THAT SD PREM SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY, & THAT THERE SHALL BE BUILT THEREON ONLY SINGLE FAMILY RESIDENCES, & NOT MORE THAN 6 SUCH RESIDENCES, NO HOUSE TO BE BUILT TO COST LESS THAN $6000 WHEN ERECTED, OR TO BE BUILT ON A PLOT HAVING A FRTG OF LESS THAN 60 FT ON THE ST, THE FRONT FOUNDATION WALL OF ANY HOUSE TO BE SO ERECTED SHALL BE LOCATED AT ~~KW~~ LEAST 35 FT BACK FR THE ST L
SUITABLE OR NECESSARY OUT BLDGS TO BE USED IN CONNECTION WITH A PRIVATE RESIDENCE, NOT INCLUDING A STABLE, MAY BE ERECTED ON ANY OF THE ABV DESCD BLDG LOTS NOT NEARER THAN 100 FT FR THE ST LINE, SUB TO 4 MTGS, $1000 EA, ON DIFFERECT PORTIONS OF SD PROP SO AS ABV CONVD, MAKING AN AGGREGATE MTG $4000

C 50 WTTY

3, 2, 27+28

5-11 10M

APPLICATION No.
EXAMINED
RECORD OF INSTRUMENT

DEED Block No.

Date of Deed AUG 1/11 191 Liber pa.

Cons. $ 1 Ack'd AUG 1/11 191 Recorded AUG 1/11 191

Grantors

ESSEX REALTY ASSOCIATES,
A CORP

Grantees

TRI-STATE REALTY ASSOCIATION
A CORP

Premises TOWN OF MONT

B AT PT ON S S OF MACOPIN AV AS THE SA IS NOW LAID OUT, DIST W ALG SD S S 270 FT FR THE INTERSECT OF SD S S AND THE W S OF PARK ST, SD B PT BG NW COR OF LOT NO 26 ON MAP OF LD BLG TO THE @ SITUATED IN MONT, N,J, MADE BY K,D,OWEN, OCT 1910,

TH N 66° 53' W FURTHERALG THE SD S S OF MACOPIN AV 120 FT TO THE NW COR OF LOTNO 28 ON SD MAP

S 23° 7' W 150 ft

S 66° 53' E 120 FT TO SW COR OF SD LOT NO 26

N 23° 7' E ALG W S OF SD LOT NO 26 150 FT TO S S OF MACOPIN AV AT THE PT OF B

BG LOTS NOS 27 AND 28 ON SD MAP

RECITES P O Y 41 43

SUB TO RIGHTS OF THE PUBLCI IN AID TO SO MUCH OF MACOPIN AV AS CONVD TO TOWN OF MONT FOR A

OVER

BAKER PRINTING CO., NEWARK.

PUBLIC ST AS LIES WITHIN THE BOUNDARIES OF THE ABV DESCD TRACT
AS SD ST WAS ORIGINALLY DEDICATED

MAP 3 BLOCK C LOT 28

8/1/45

Elise B. Fulle

to

Ezra Cornell +wf

See Trans.

MAP 3 BLOCK C LOT 84

3 C 28

May 3, 1917

Tri-State Rlty

to

Elise Hulle

Lee Trans.

3 C 27, ~~28, 29,~~ 32

MAP 3 BLOCK C LOT 29

8/1/45

Elise B. Fulle

to

Ezra Cornell twp

See Trans.

MAP 3 BLOCK C LOT 84

MAP 3 BLOCK C LOT 29

Tri-State Rlty

to

Elise Fulle

May 3, 1917

Lee Trans

MAP 3 BLOCK C LOT 27, ~~28, 29,~~ 32

MAP 3 BLOCK C LOT 32

8/1/45

Elise B. Fulle

to

Ezra Cornell +wf

See Trans.

MAP 3 BLOCK C LOT 84

MAP 3 BLOCK C LOT 32

Tri-State Rlty

to

Elise Fulle

May 3, 1917

See Trans.

MAP 3 BLOCK C LOT 27, ~~28, 29, 32~~

#124 HDD

ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK C LOT 33 & 34

3-C-33, 22 Macopin Ave 6100
3-C-34, Macopin Ave 1500

EXTR'S **DEED**

By JOHN J. KENNEDY: EXTR OF the L/W/T of
MARY ELIZABETH DONAHUE
MONTCLAIR NJ

To PAUL W. SIEGRIST: NORMA F.:WF
MONTCLAIR NJ

Block Lot

Dated 6-23-50 Ack 6-23-50

Rec. 7-3-50 Book D 115-205

Returned to:
Garden St Tit Ins Co
295 Blmfd Ave Mtclr

Stamps $15.40 Cons. $14,000.

Liens None

ASSESSOR'S OFFICE RECEIVED AUG 7 1950 Per

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

FIRST TRACT:

3-C-34 B at a pt in the S s of Macopin Ave dist W alg the sa 700.89 ft fr its inter with the W l of Park St sd pt bg the NW cor of ld convd by the Tri State Realty Assoc to sd Mary E Donahue by deed dated March 31 1920 & recd in Bk F 63-245;

TH Alg sd S l of Macopin Ave N 59°41'W 59.97 ft to the E l of lot #35 on map hrnaftr mentd;

TH Alg sd l/m l S 34°29'W 180.24 ft to the S l of the whole tr shown on sd map;

TH Alg sd l/m l S 54°10'E 78.22 ft to the W l of ld convd to sd Mary E. Donahue bydeed abv mentd;

TH Alg sd l/m l N 28°51'E 187.35 ft to Macopin Ave at the pt of B.

Bg lot #34 on map entd "Map of ld blg to the Tri State Rlty Ass'n in Mtclr NJ" m/b K D Owen Oct 1913 Togthr with all r/t/i of party of the 1st part in & to so much of Macopin Ave as lies in frnt of sd lot to the center l throf.

RECITES SA: T 64-354

SECOND TRACT:

3-C-33

B at a pt in the S s of Macopin Ave dist W alg the sa 630 ft fr its inter with the W l of Park St sd pt bg the NW cor of ld n/l of Fulle;
TH Alg sd S s of Macopin Ave N 66°53'W 27.30 ft;
TH Still alg the sa N 62°37'W 43.59 ft;
TH S 28°51'W 187.35 ft to the S l of ld of the Tri State Rlty Assoc;
TH Alg sd l/m l S 54°10'E 67.25 ft to other ld of Fulle;
TH Alg Fulle's l N 36°39'E 36.71 ft;
TH Still alg the sa N 80°18'E 15.10 ft;
TH Still alg the sa N 23°7'E 160.40 ft to Macopin Ave at the pt of B.
Togthr with all the r/t/i of party of 1st part in & to so much of Macopin Ave as lies in frnt of sd prem to the center l throf.

RECITES SA: F 63-245

Sd Mary Elizabeth Donahue died July 2 1947 of Mtclr NJ lvg a L/W/T probtd sd John J Kennedy was appntd extr by an order dated June 28-49 & recd in Bk B 20 of Wills pg 549

W 12 WTTY

See 2

MAP 3 BLOCK 6 LOT 33 + 34pt

add 10 ft to Lot 33

APPLICATION No.

EXAMINED

RECORD OF INSTRUMENT

DEED

Block No.

Date of Deed MAR 31/20 19 Liber pa.

Cons. $ 1 Ack'd MAR 31/20 19 Recorded APR 8/20 19

Grantors

TRI STATE REALTY ASSOCIATION CORP N J

$6.50 STAMPS

Grantees

MARY E DONAHUE, W OF LESTER B DONAHUE

Premises TOWN MONT

B AT PT IN S S MACOPIN AV DIST W ALG SA 630 FT FR ITS INTER WITH W L PARK ST SD PT BG NW COR OF LD NOW OR LATE OF FULLE

TH ALG SD S S OF MACOPIN AV N 66° 53' W 27.30 FT

TH ALG SA N 62° 37' W 43.59 FT

TH S 28° 51' W 187.35 FT TO S L OF LD OF TRI STATE REALTY ASSN

TH ALG SD LAST MENTD L S 54° 10' E 67.25 FT TO OTHER LD OF FULLE

TH ALG FULLE'S L N 36° 39' E 36.71 FT

TH ALG SA N ~~80 X X 8 X~~ 80° 18' E 15.10 FT

TH ALG SA N 23° 7' E 160.40 FT TO MACOPIN AV AT B

TOGETHER WITH ALL RIGHT TITLE & INT OF GR IN & TO SO MUCH OF MACOPIN AV AS LIES IN FRONT OF SD PREM TO CENTRE L THF

SUB MTG $5000 HELD BY MARY C ROMAINE, NOW COVERING SD PREM

SUB TO RESTRS, THAT SD PREM SHALL BE USED FOR

OVER

27.30
43.59
70.89

67.25
36.71
15.10
119.06

1.50 HO

RESIDENTIAL PURPOSES ONLY, & THAT THERE SHALL BE ERECTED ON SD LOT ONLY 1 SINGLE FAMILY DWELLING HOUSE, TOGETHER WITH SUITABLE OUTBLDGS, ANY SUCH DWELLING TO COST NOT LESS THAN $5500 WHEN ERECTED, & TO BE SO LOCATED THAT FRONT FOUNDATION WALL SHALL BE AT LEAST 35 FT BACK FR SI L, ANY OUTBLDGS TO BE ERECTED SHALL BE AT LEAST 100 FT BACK FR SI L

W 39 WTTY

3-C-33 ✓

2-13—10M—G.

APPLICATION NO.
EXAMINED
RECORD OF INSTRUMENT

DEED Block No.

Date of Deed APL 14/13 191 Liber pa.

Cons. $ 1 Ack'd APL 14/13 191 Recorded APL 17/13 191

Grantors

JOHN C MOYE
ELIZABETH S MOYE HIS WF

Grantees

TRI-STATE REALTY &
ASSOCIATION A CORP

Premises

TOWN OF MONT

B AT PT ON S SIDE OF MACOPIN AV DIST MEASURING ELY ALG SD SIDE 680 FT FR INTERSEC WITH E SIDE OF VALLEY RD, SD PT BG NE COR OF LOT NO 34 ON MAP HEREINAFTER MENTD

TH ALG S SIDE MACOPIN AV ON CURVE TO THE N WITH RAD OF 586 40/100 FT FOR DIST 43 60/100 FT, WHICH IN STRT LINE RUNS S 62° 37' E 43 59/100 FT

STILL ALG S SIDE MACOPIN AV S 66° 53' E 16 40/100 FT TO NW L LOT NO 32

TH AT L TO MACOPIN AV S 23° 7' W 202 55/100 FT TO S L OF LD OF ①

N 54° 10' W 80 65/100 FT TO SE COR OF LOT NO 34

OVER

TH N 28° 51' E 187 35/100 FT TO B
TOGETHER WITH ALL RIGHT, TITLE & INT OF ⓓ IN & TO SO MUCH OF MACOPIN AV AS
LIES IN FRONT OF SD PREM TO CENTRE L THF,
BG LOT NO 33 ON MAP OF LD BLG TO THE ⓓ MADE BY K. D. OWEN OCT 1910
RECITES BG IST TRACT IN L 49 224 SUB RESTRS IN SD DEED
SUB MTG $5000 HELD BY MARY C ROMAINE W 29 294.

C 27 WTTY

3 C 33.

over for 3 B 12

5-11 10M

APPLICATION No.
EXAMINED
RECORD OF INSTRUMENT

DEED Block No.

Date of Deed JUNE 5/11 191 Liber pa.

Cons. $ 1 Ack'd JUNE 5/11 191 Recorded JUNE 28/11 191

Grantors

TRI-STATE REALTY ASSOCIATION
A CORP

Grantees

JOHN C, MOYE

Premises TOWN OF MONT

1ST TRACT

B AT PT ON S S OF MACOPIN AV DIST E ALG SD S 680 FT FR ITS INTERSECT WITH E S OF VALLEY ROAD, SD PT BG NE COR OF LOT NO 34 ON MAP HEREINAFTER MENTD

TH ALG SD S S OF MACOPIN AV ON CURVE TO N WITH RAD OF 586 40/100 FT FOR DIST OF 43 60/100 FT WHICH IN STRAIGHT L RUNS S 5 62° 37' E 43 59/100 FT

STILL ALG SD S S OF MACOPIN AV S 66° 53' E 16 40/100 FT TO NW L OF LOT NO 32 ON SD MAP

AT L MACOPIN AV S 23° 7' W 202 55/100 FT TO S L OF LD OF ©

N 54° 10' W 80 65/100 FT TO SE COR OF LOT NO 34 ON SD MAP

N 28° 51' E 187 35/100 FT TO B

SUB TO MTG $800 DATED MAY 4,1911 HELD BY WILLIAM B, STOUT.

OVER

BAKER PRINTING CO., NEWARK.

3.B.12.

SECOND TRACT

B AT PT IN N S OF MACOPIN AV DIST E ALG SA 677 29/100 FT, SD B PT BG SE COR OF LOT ~~XXXX~~ NO 11, ON SD MAP

TH FURTHER ALG SD N S OF MACOPIN AV ON CURVE WITH RAD OF 536 40/100 FT, 34 50/100 FT, THE CHORD OF WHICH CURVE BEARS S 65° 2' E AND MEASURES 34 49/100 FT

34-39
27-93

STILL ALG SD N SOF MACOPIN AV ON COURSE OF S 66° 53' E 27 93/100 FT

N ALG W L OF LOTNO 13 ON SD MAP N 23° 7' E 150 FT TO N L OF LD OF THE ©

N 66° 53' W 12 13/100 FT

FURTHER N 53° 21' W 43 ~~X~~ 86/100 FT TO NE COR OF SD LOT NO 11

ALG E S OF SD LOT NO 11 S 25° 51' W 159 33/100 FT TO N S OF MACOPIN AV AND B

SUB TO MTG $800 DATED MAY 4, 1911 HELD BY WILLIAM B, STOUT

BG LOTS NOS 33 AND 12 AS SHOWN ON MAP OF LD BLG TO THE © SITUATED AT MONT, N,J, MADE BY K,D, OWEN, OWNR, OCT 1910

SUB TO RESTRS THAT THE SD TRACT SHALL BE USED ONLY FOR ONE FAMILY DLWGS HOUSES AND SUITABLE OUTBLDGS, ONE DLWG ON EACH 60 FT LOT, TO COST NOT LESS THAN ~~$5500XX~~ $5500 EACH, AND ANY PROPOSED DLWG HOUSE TO BE ERECTED ON THE AFSD LOTS AT ANY TIME WITHIN 5 YRS FR THE APRIL 28, 1911 TO BE COMMENCED ONLY AFTER THE PLANS AND

SPECIFICATIONS THF HAVE BEEN PRESENTED TO AND APPROVED BY ® ITS SUCCESSORS AND ASSIGNS OR AGENTS

MAP 3 BLOCK C LOT 34

Donohue
to
Siegrist

6/23/50

See Trans

MAP 3 BLOCK C LOT 33

T. 29-12-20-15M.-B.

T 6 WTTY

APPLICATION No.

EXAMINED

RECORD OF INSTRUMENT

DEED Block No. MAP 3 BLOCK C LOT 34

Date of Deed SEPT 18/20 192 Liber pa.

Cons. $ Ack'd OCT 1/20 192 Recorded MAR 12/21 192

Grantors

TRI STATE REALTY ASSOCIATION CORP N J

$.50 STAMPS

Grantees

MARY E DONAHUE

Premises

TOWN OF MONT

B AT A PT IN S L OF MACOPIN AV DIST W ALG SA 700.89 FT FR ITS INTER WITH W L OF PARK ST SD PT BG NW COR OF LD CONVD BY GR TO SD MARY E DONAHUE BY DEED DT MAR 31/20 REC F 63 245

TH ALG SD S L OF MACOPIN AV N 59° 41' W 59.97 FT TO E L OFLOT 35 ON MAP HEREINAFTER MENTD

TH ALG SD LAST MENTD L S 34° 29' W 180.24 FT TO S L OF WHOLE TRACT SHOWN ON SD MAP

TH ALG SD LAST MENTD L S 54° 10' E 78.22 FT TO W L OF LD CONVD TO SD MARY E DONAHUE BY DEED ABV MENTD

TH ALG SD LAST MENTD L N 28° 51' E 187.35 FT TO MACOPIN AV AT PT OF B

BG LOT 35 ON MAP ENTITLED MAP OF LD BLG TO TRI STATE REALTY ASSN SIT AT MONT N J MADE BY K D OWEN OCT 1913

TOGETHER WITH ALL THE RIGHT TITLE & INT OF GR IN & TO SO MUCH OF MACOPIN AV AS LIES [OVER]

IN FRONT OF SD LOT TO CENTRE L HF

SUB TO MTG FOR $800 NOW COVERING SD PREMS WHICH MTG @ HEREBY ASSUMES & AGREES TO PAY AS PO CONS FOR THIS DEED

SUB TO RESTRS ALSO THAT SD PREMS SHALL BE USED FOR RESIDENTI AL PURPOSES ONLY &_ THAT THERE SHALL BE ERECTED ON SD LOT ONLY ONE SINGLE FAMILY DWLG HOUSE TOGETHER WITH SUITABLE OUTBLDGS ANY SUCH DWLG TO COST NOT LESS THAN $5500 WHEN ERECTED & TO BE SO LOCATED THAT FRONT FOUNDATION WALL SHALL BE AT LEAST 35 FT BACK FR THE ST L ANY OUT BLDGS TO BE ERECTED SHALL BE AT LEAST 100 FT BACK FR ST L

M 42 B & S COV VS ©

MAP 3 BLOCK 6 LOT 34

APPLICATION No.

EXAMINED

RECORD OF INSTRUMENT

DEED Block No.

Date of Deed JULY 17/19 19 Liber pa.

Cons. $ 1. Ack'd JULY 17/19 19 Recorded JULY 24/19 19

Grantors

JOSEPH GIARDINA
MAUDE S, HIS WF
CITY OF NEW YORK,
CO KINGS, N Y

ACK BEFORE
PHILIP GOODELL
M C C OF N J

NO XXXX STAMPS

Grantees

TRI-STATE REALTY ASSOCIATION,
CORP OF N J

Premises

TOWN MONT

B AT A PT IN THE S SIDE OF MACOPIN AV DIST E ALG SD SIDE 620 FT FR THE E SIDE OF VALLEY RD
TH ALG SD S SIDE OF MACOPIN AV ON A CURVE TO THE NORTH WITH A RAD OF 586 40/100 FTFOR A DIST OF 60 FT WHICH IN A STRAIGHT L WOULD RUN S 59° 41' E 59 97/100 FT
TH S 28° 51' W 187 35/100 FT
TH N 54° 10' W 78 22/100 FT
TH N 34° 29' E XX 180 24/100 FT TO B
TOGETHER WITH ALL THE RIGHT, TITLE & INT OF © IN & TO SO MUCH OF MACOPIN AV AS LIES IN FRONT OF SD PREM TO THE CENTRE L THEREOF
SUB TO A MTG FOR $800 & INT & UNPD TAXES & MUNICIPAL ASSMTS
RECITES --

O.K T.

T.

W 37, WTTY,

3 - C34 + 35

10-13—20M—G.

APPLICATION No.

EXAMINED

RECORD OF INSTRUMENT

DEED Block No.

Date of Deed NOV 25/13, 191 Liber pa.

Cons. $ 1 Ack'd NOV 25/13, 191 Recorded NOV 26/13, 191

Grantors

JULIA E JAMES

WILLIAM H,H, JAMES HER HUS,

Grantees

JOSEPH GIARDINA

MAUDE S GIARDINA,

Premises

TOWN OF MONT,

1ST TRACT

B AT PT ON S SIDE OF MACOPIN AVE, DIST MEASURING E ALG SD SIDE 560 FT FR ITS INTERSEC WITH E SIDE OF VALLEY RD,

TH ALG S SIDE MACOPIN AVE, ON CURVE TO THE N WITH RAD OF 586 40/100 FT FOR DIST OF 60 FT, THE CHORD OF WHICH CURVE BEARS S 53° 50' E 59 97/100 FT

S 34° 29' W 180 24/100 FT TO S L OF LD OF ⊕ HERETO

N 54° 10' W 77 28/100 FT

N 39° 59' E 181 2/100 FT TO S SIDE OF MACOPIN AVE, AT B,

KNOWN AS LOT NO 35 ON MAP OF LD BLG TO THE TRI-STATE REALTY ~~SD~~ ASSOCIATION SITUATED IN MONTCLAIR N,J, SURVD BY K,D, OWEN, OCT 1910,

OVER

Checked by - H.F.D.

100M-7-08.

2ND TRACT, B AT PT IN S SIDE OF MACOPIN AVE DIST MEASURING E ALG SD SIDE 620 FT FR E SIDE OF VALLEY RD,
TH ALG S SIDE OF MACOPIN AVE, ON CURVE TO THE N WITH RAD OF 586 40/100 FT FOR DIST OF 60 FT, WHICH IN STRTB /LINE WOULD RUN S 59° 41' E 59 97/100 FT
S 28° 51' W 187 35/100 FT
N 54° 10' W 78 22/100 FT
N 34° 29' E 180 24/100 FT TO B
BG LOT NO 34 ON AFSD MAP,
RECITES SA E 53 198, ABV PREM SUB TWO MTGS ONE FOR $800 COVERING 2ND TRACT & OTHER $1000 COVERING FIRST TRACT AS ABV DESCD,
SUB ALSO TO ALL ENCUMBRANCES MENTD IN WTTY DEED O 49 371 373,
SUB TO THE TOWN TAXES FOR 1913 WHICH @ ASSUMES

Checked by - S. P. D.

C 2 WTTY

11-12—10M—G

APPLICATION No.
EXAMINED
RECORD OF INSTRUMENT

1st Tract 3 C. 34 ✓
2° " 3' C. 35 ✓

DEED Block No.

Date of Deed JUNE 21/13 191 Liber pa.

Cons. $ 1 Ack'd JUNE 27/13 191 Recorded JUNE 28/13 191

Grantors

JEREMIAH L O'NEILL
MARGARET HIS WF

Grantees

JULIA E JAMES
WILLIAM H H JAMES
HER HUS

Premises

TOWN MONT

1ST TRACT

BAT PT S SIDE OF MACOPIN AV DIST E ALG SD SIDE 560 FT FR ITS INTERSECT WITH E SIDE OF VALLEY ROAD

TH ALG SD S SIDE OF MACOPIN AV ON CURVE TO N WITH RAD OF 586 40/100 FT FOR A DIST OF 60 FT THE CHORD OF WHICH CURVE BEARS S 53° 50' E 59 97/100 FT

S 34° 29' W 180.24/100 FT TO S LINE OF LD OF HERETO

N 43 54° 10' W 77.28/100 FT

N 39° 59' E 181.2/100 FT TO S SIDE MACOPIN AV AT B

BG KNOWN AS LOT NO 35 ON A MAP OF LD BLG TO THE TRI-STATE REALTY ASSOCIATION SITUATED IN MONTCLAIR, NEW JERSEY, SURVD BY K D OWEN OCT 1910

OVER

Checked by - [illegible]

100M-7-08.

3 C. 34 ✓

2ND TRACT

B AT PT IN S SIDE OF MACOPIN AV DIST E ALG SD SIDE 620 FT FR E SIDE OF VALLEY RD

TH ALG SD S SIDE OF MACOPIN AV ON CURVE TO N WITH RAD OF 586 AND 40/100 FT FOR A DIST OF 60 FT, WHICH IN A STRAIGHT LINE WOULD RUN S 59° 41' E 59 97/100 FT

S 28° 51' W 187.35/100 FT

N 54° 10' W 78.22/100 FT

N 34° 29' E 180 24/100 FT TO B

BG LOT NO 34 ON AFSD MAP

SUB TO ALL ENCUMBRANCES MENTD IN DEED GIVEN BY TRI-STATE REALTY ASSOCIATION TO ⓦ, BG THE SA PREM CONVD BY DEED O 49 371 373

SUB TO MTG $800 ON 1ST TRACT AND MTG OF $1000 ON 2ND TRACT

Checked by - W. S. D.

MAP 3 BLOCK C LOT 34

Sept. 21, 1911

See Trans.

MAP 3 BLOCK C LOT 25

ASSESSOR'S OFFICE
RECEIVED
OCT 17 1958

909—Warranty Deed—New Jersey.
Ind. to Ind. or Corp.

JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS
80 EXCHANGE PLACE AT BROADWAY, NEW YORK

BOOK 3588 PAGE 161

This Indenture,

Made the 19th *day of* September, *, in the year of our Lord*
One Thousand Nine Hundred and fifty-eight

RECEIVED
REGISTER'S
ESSEX COUNTY, N. J.
SEP 22 11 31 AM '58
Christine Mauger
REGISTER

Between

ELIZABETH S. HALLBORG, widow,

residing at
in the Town *of* Montclair *County of* Essex
and State of New Jersey *party of the first part;*

And

ROBERT H. MACKEY and EDNA M. MACKEY, his wife,

residing
in the Borough *of* Verona *County of* Essex
and 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 her *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, ha s given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed and by these presents do es 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 Town *of* Montclair *County of* Essex
and State of New Jersey.

BEGINNING at a point in the south side of Macopin Avenue distant Easterly five hundred sixty feet from the Easterly side of Valley Road; thence along the south side of Macopin Avenue on a curve to the north with a radius of five hundred eighty-six and forty hundredths feet for a distance of sixty feet, the chord of which curve bears south fifty-three degrees fifty minutes east fifty-nine and ninety-seven hundredths feet; thence south thirty-four degrees twenty-nine minutes west one hundred eighty and twenty-four hundredths feet to a point; thence north fifty-four degrees ten minutes west seventy-seven and twenty-eight hundredths feet; thence north thirty-nine degrees fifty-nine minutes East one hundred eighty-one and two hundredths feet to the south side of Macopin Avenue and the place of Beginning. Subject to following restrictions: That the property shall be used for residential purposes only; that there shall be erected on said lot only a single family dwelling house to cost not less than $5500. besides suitable and necessary outbuildings to be used in connection with a private residence; no dwelling to be com-

menced prior to April 11, 1916 unless plans and specifications therefor have been presented to and approved by TriState Realty Association, its successors, assigns or agents, and subject to the Zoning Ordinance adopted by the Commissioners of the Town of Montclair in so far as it affects this property. Being the same premises conveyed to the party of the first part by Mary D. Tucker and Seymour Tucker, her husband, and Henry E. Hallborg, her husband, by deed dated April 15, 1924 and recorded in Book Y-69 of Deeds for the county of Essex, on pages 520-521, said Henry E. Hallborg having died a resident of Essex County, on June 3rd, 1958 and she never having remarried.

Z 5 WTTU

MAP 3 BLOCK C LOT 35

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

DEED Block No.

Date of Deed APRIL 15/24 19 Liber pa.

Cons. $ 1 Ack'd APRIL 15/24 19 Recorded APRIL 24/24 19

Grantors

MARY D. TUCKER
SEYMOUR TUCKER, HER HUS

X

$4.50 STAMPS

Grantees

HENRY E. HALLBORG
ELIZABETH S. HALLBORG, HIS WF

Premises TOWN OF MONT

B AT PT IN S S OF MACOPIN AV DIST E 560 FT
FR E S OF VALLEY RD
TH ALG S S OF MACOPIN AV ON CURVE TO N WITH
RADIUS OF 586.40 FT FOR DIST OF 60 FT CHORD
OF WHICH CURVE BEARS S 53° 50' E 59.97 FT
TH S 34° 9' W 180.24 FT TO PT
TH N 54° 10' W 77.28 FT
TH N 39 ° 59' E 181.02 FT TO S S OF MACOPIN AV & B

SUB TO FOLLOWING RESTRICTIONS- THAT PROP SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY, THAT THERE SHALL BE ERECTED ON SD LOT ONLY SINGLE FAMILY DWELLING HOUSE TO COST NOT LESS THAN $5500 BESIDES SUITABLE & NECESSARY OUT-BLDGS TO BE USED IN CONNECTION WITH PRIVATE RESIDENCE, NO DWELLING TO BE COMMENCED PRIOR TO APRIL 11/916 UNLESS

[OVER]

PLANS & SPECIFICATIONS THEREFORE HAVE BEEN PRESENTED TO & APPROVED BY TRI-STATE REALTY ASSN ITS SUCCESSORS, ASSIGNS OR AGENTS & SUB TO ZONING ORDINANCE ADOPTED BY COMMISSIONERS OF TOWN OF MONTCLAIR IN SO FAR AS IT AFFECTS THIS PROP. ABOVE DSCBD PREM ARE SUB TO MTG IN SUM OF $8,000 HELD BY 8TH WARD B & L ASSN

RECITES SAT-68 145 ETC

ZZ 18 WTTY

MAP 3 BLOCK 6 LOT 35

APPLICATION NO. EXAMINED RECORD OF INSTRUMENT T. 29 5-23 15M

DEED Block No.

Date of Deed JUNE 12/23 19 Liber pa.

Cons. $ 1 Ack'd JUNE 16/23 19 Recorded JUNE 21/23 19

Grantors

OXFORD BUILDING COMPANY
A CORP OF N J

$2. 00 STAMPS

Grantees

MARY DARLEY TUCKER

Premises

TOWN OF MONT

B AT PT ON S S OF MACOPIN AV DIST MEASURING E ALG SD S 560 FT FR ITS INTER WITH E S OF VALLEY RD TH ALG S S S OF MACOPIN AB ON CURVE TO N WITH RADIUS OF 586.40 FT FOR DIST OF 60 FT CHORD OF WHICH CURVE BEARS S 53° 50' E 59.97 FT TH S 34° 29' W 180.24 FT TO S L OF LD NOW OR FMLY OF JOHN DE GRAW NORBURY C. MURRAY & WATTS C. FAIRCHILD TH N 54° 10' W 77. 28 FT TH N 39° 59' E 181.02 FT TO S S OF MACOPIN AV & B

BG 1ST TRACT DSCRD IN DEED REC'D A-56 220 222

SUB TO MTG FOR $1,000 HELD BY CHARLOTTE MC ILVAIN REC'D N-27 546

51 B&S COV VS ①

3035

4-15-5M

APPLICATION No.
EXAMINED
RECORD OF INSTRUMENT

DEED Block No.

Date of Deed APL 21 1915 191 Liber pa.

Cons. $ 1, Ack'd APL 21 1915 191 Recorded MAY 3 1915 191

Grantors

JOHN DE GRAW
HELEN M, HIS WF
NORBURY C, MURRAY, SINGLE
WATTS C, FAIRCHILD.
SINGLE.

STAMPS $1

Grantees

OXFORD BUILDING CO
A CORP.

Premises

TOWN OF MONT & ~~CITY OF E O~~

1ST TRACT IN TOWN OF MONT

B AT A PT IN THE S S OF MACOPIN AV DIST E 560 FT FR E S OF VALLEY RD
TH ALG S S OF MACOPIN AV, ON A CURVE TO THE NORTH WITH A RAD OF 586 40/100 FT FOR A DIST OF 60 FT, THE CHORD OF WHICH CURVE BEARS S 53° 50' E 59 97/100 FT
TH S 34° 29' W 180 24/100 FT TO S L OF ①
TH N 54° 10' W 77 28/100 FT
TH N 39° 59' E 181 2/100 FT TO S S OF MACOPIN AV & PL OF B

RECITES SA CONVD TO ① BY NORTHERN IMPROVEMENT CO EDT

OVER

2ND TRACT CITY OF E O

B IN THE E LINE OF N 16 ST DIST 25 76/100 FT N FR EATON PL, AT A PT OPPOSITE THE MID OF THE PARTN WALL DIV THE HOUSE STDG ON THE PREM HEREBY DESCD FR THE HOUSE ADJG ON THE SOUTH
TH N 29° 35' E ALG E L OF N 16 ST 22 FT TO A PT OPPOSITE THE MID OF THE PARTN WALL DIV THE HOUSE STDG ON THE PREM HEREBY DESCD FR THE HOUSE ADJG ON THE NORTH
TH N 60° 25' E & PASSING THRO MID OF SD PARTN WALL & ON A LINE IN CONT'N THF 100 FT
TH S 29° 35' W 22FT
TH N 60° 25' W & PASSING THRO MID OF THE PARTN WALL FIRST AFSD & ON A LINE IN CONTIN THF 100 FT TO PL OF B.

ACCORDING TO SURVEY MADE BY WM H, V, REIMER DEC 21 1912

RECITES SA CONVD TO ① BY SEABOARD REALTY CO EDT.

60 J WTTY

3035

4-15-5M

APPLICATION No.
EXAMINED
RECORD OF INSTRUMENT

DEED Block No.

Date of Deed APL 21 1915 191 Liber pa.

Cons. $ 1, Ack'd APL 21 1915 191 Recorded MAY 3 1915 191

Grantors

NORTHERN IMPROVEMENT CO
A CORP

STAMPS .50

Grantees

JOHN DEGRAW
NORBURY C, MURRAY
WATTS C, FAIRCHILD.

Premises

TOWN OF MONT

B AT A PT ON THE S S OF MACOPIN AV DIST E 560 FT FR E S OF VALLEY ROAD
TH ALG S S OF MACOPIN AV ON A CURVE TO THE NORTH WITH A RAD OF 586 40/100 FT FOR A DIST OF 60 FT, THE CHORD OF WHICH CURVE BEARS S 53° 50' E 59 97/100 FT
TH S 34° 29' W 180 24/100 FT TO S L OF ©
TH N 54° 10' W 77 28/100 FT
TH N 39° 59' E 181 2/100 FT TO S S OF MACOPIN AV
& B

RECITES SA CONVD TO © BY JOSEPH GIARDINA & WF SEPT 10 1914,

SUB TO MTG N 27 546 & TO EXISTING RESTRS, TAXES & ASSMTS.

W 28, WTTY

3-C-35 ✓

10-13—20M—G.

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

DEED Block No.

Date of Deed SEPT 10/14, 191 Liber pa.

Cons. $ 1 Ack'd SEPT 10/14, 191 Recorded SEPT 10/14, 191

Grantors

JOSEPH GIARDINA,
MAUDE S GIARDINA, HIS WF

Grantees

NORTHERN IMPROVEMENT COMPANY,

Premises TOWN OF MONT,

B AT PT ON S S MACOPIN AVE, DIST MEASURING E ALG SD S 560 FT FR ITS INTERSEC WITH E S VALLEY RD,

TH ALG S S MACOPIN AVE, ON CURVE TO THE N WITH RAD OF 586 40/100 FT FOR DIST OF 60 FT THE CHORD OF WHICH CURVE BEARS S 53° 50' E 59 97/100 FT

S 34° 29' W 180 24/100 FT TO S L OF LD OF

N 54° 10' W 77 28/100 FT

N 39° 59' E 181 2/100 FT TO S S MACOPIN AVE AT B,

KNOWN AS LOT NO 35, ON MAP OF LD BLG TO THE TRI-STATE REALTY ASSOCIATION, SITUATE IN MONT N.J. SURVD BY K.D. OWEN, OCT 1910

OVER

SUB TO MTG $1000 N 27 546,

SUB TO RESTRS, THAT ABV PREM SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY THAT THERE SHALL BE ERECTED ON SD LOT ONLY ONE SINGLE FAMILY DWLG HOUSE, TO COST NOT LESS THAN $5500 BESIDES SUITABLE & NECESSARY OUT BLDGS, TO BE USED IN CONNECTION WITH A PRIVATE RESIDENCE, NO DWLG TO BE COMMENCED PRIOR TO APL 11/16, UNLESS THE PLANS & SPECIFICATIONS THEREFOR HAVE BEEN PRESENTED TO & APPROVED BY TRI STATE REALTY ASSOCIATION ITS SUCCESSORS, ASSIGNS OR AGENTS,

RECITES BG 1ST TRACT IN U 53 44,

MAP 3 BLOCK C LOT 35

Julia James

1913

to

See Trans.

J. Giardina

MAP 3 BLOCK C LOT 34

MAP 3 BLOCK C LOT 35

Sept. 21, 1911

See Trans.

MAP 3 BLOCK C LOT 25

B S B & S

MAP 3 BLOCK C LOT 36

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO AND HEIRS.

SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

T 29 1-25 50M

DEED BLOCK NO.

DATE OF DEED JULY 10/25 19 LIBER PA

CONS. $ 1 ACK'D JULY 10/25 19 RECORDED JULY 14/25 19

GRANTORS

IDA E. MEYER UNMARRIED

NO STAMPS

GRANTEES

CLARA FLORENCE BRUNGARD
GUY BRUNGARD, HER HUS

PREMISES TOWN OF MONT,

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE ..... AND TO ..... HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT A PT ON S S OF MACOPIN AV DIST ALG SD S S 499.80 FT E OF E L OF VALLEY D AND AT NE COR OF LOT NO 37 ON MAP KN AS MAP OF LD BLG TO TRI-STATE REALTY ASSOCIATES SIT IN TOWN OF MONT MADE BY K D OWEN C. E.

TH S 44° 14' W 170.77 FT ALG E S OF LOT NO 37 TO LD NOW OR FMLY OF MC CLOUD AND ESSEX REALTY ASSOCIATES

TH S 42° 40' E ALG SD LDS 56.64 FT

TH N 40° E ALG W S OF LOT NO 35 ON SD MAP 176 11/100 FT TO D S S OF MACOPIN AV

TH ALG SD S S OF MACOPIN AV ON A CURVE WITH A RAD OF 591.65 FT 43.63 FT CHORD OF WHICH CURVE BEARS N 47° 53' W 43.62 FT

43.62
16.37
59.99

[OVER]

TH FURTHER ALG SD S S OF MACOPIN AV N 45° 46′ W 16.37 FT TO PT OR PL OF B
BG LOT NO 36 ON SD MAP

RECITES SA PREM COVD TO ① BY ② BY DEED OF [illegible]

B 7 B & S

MAP 3 BLOCK C LOT 36

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO ..... AND ..... HEIRS.

SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

DEED ..... BLOCK ..... No. .....

DATE OF DEED JULY 10/25 19 ..... LIBER ..... PA .....

CONS. $ 1 ACK'D JULY 10/25 19 ..... RECORDED JULY 14/25 19 .....

GRANTORS

CLARA FLORENCE BRUNGARD
GUY BRUNGARD. HER HUS

NO STAMPS

GRANTEES

IDA E, MEYER

PREMISES

TOWN OF MONT,

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE ..... AND TO ..... HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT A PT ON S S OF MACOPIN AV ALG SD S S OF 499.80 FT E OF E L OF VALLEY RD AT NE COR OF LOT NO 37 ON MAP KN AS MAP OF LD BLG TO TRI STATE REALTY ASSOC SIT IN TOWN OF MONT MADE BY K D OWNE C E

TH S 44° 14′ W 170.77 FT ALG E S OF LOT NO 37 TO LD NOW OR FMLY ORMC COULD AND ESE^ REALTY ASSOCIATES

TH S 42° 40′ E ALG SD LDS 56.64 FT

TH N 40° E ALG W S OF LOT NO 35 ON SD MAP 176.11 FT TO SD S S OF MACOPIN AV

TH ALG SD S S OF MACOPIN AV ON A CURVE WITH A RAD OF 591.65 FT 43.63 FT CHORD OF WHICH CURVE BEARS N 47° 53′ W 43.62 FT

-[OVER]

T. 29 1-25 50M

TH FURTHER ALG SD S S OF OAMACOPIN AV N 45° 46' W 16.37 FT TO PT OR PL OF B
& LOT NO 36 ON SD MAP

RECITES SA I 70 160
SUB TO ALL ENCUMBANCES AND RESTR MENTD IN SD DEED,

H 3 WTTY

MAP 3 BLOCK C LOT 36

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

T. 29 7-23 85M

DEED

Block No.

Date of Deed APR 21 1924 19 Liber pa.

Cons. $ 1 Ack'd APR 21 1924 19 Recorded APR 22 1924 19

Grantors

RICHARD D. CONNOR
MARIE E. CONNOR HIS WF

$2.50 STAMPS

Grantees

CLARA FLORENCE BRUNGARD

Premises TOWN OF MONT

B AT PT ON S SIDE OF MACOPIN AV DIST ALG SD SLY SIDE 499.80 FT E OF E L OF VALLEY RD AT NE COR OF LOT#37 ON MAP KN AS "MAP OF LD BLG TO TRI-STATE REALTY ASSN SIT IN TOWN OF MONT, ESSEX CO N J" MADE BY K. D. OWEN C E

TH S 44° 14' W 170.77 FT ALG E S OF SD LOT#37 TO LD NOW OR FMLY OF MC CLOUD & ESSEX REALTY ASSOCIATES

TH S 42° 40' E ALG SD LDS 56.64 FT

TH N 40° E ALG W SIDE OF LOT#35 ON SD MAP 176.11 FT TO SD S SIDE OF MACOPIN AV

TH ALG SD S SIDE OF MACOPIN AV ON A CURVE WITH A RAD OF 591.65 FT, 43.63 FT, THE CHORD OF WHICH CRUVE BEARS N 47° 53' W 43.62 FT

[OVER]

436
631

TH FURTHER ALG SD S SIDE OF MACOPIN AV N 45° 46' W 16.37 FT TO B
BG LOT #36 ON SD MAP

RECITES 9A 0-49 173 175

SUB TO THE RSTRS THAT SD PREM SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY & THAT THERE SHALL BE BUILT THEREON ONLY ONE SINGLE FAMILY DWELLING TO COST NOT LESS THAN $4500. WHEN ERECTED, THE FRONT FOUNDATION WALL OF SD DWELLING TO BE LOCATED 35 FT BACK FR THE SLY L OF MACOPIN AV, SUITABLE OR NECESSARY OUTBLDGS TO BE BUILT ON SD LOT TO BE LOCATED AT LEAST 100 FT BACK FR THE ST L

16.37
43.63
60.00

W 17 WTTY

3. C. 36-

5-11 10M

APPLICATION No.
EXAMINED
RECORD OF INSTRUMENT

DEED Block No.

Date of Deed AUG 16/11 191 Liber pa.

Cons. $ Ack'd AUG 16/11 191 Recorded AUG 21/11 191

Grantors

TRI-STATE REALTY ASSO
A CORP

Grantees

RICHARD D CONNOR

Premises

TOWN OF MONT

B AT PT ON S S MACOPIN AV DIST ALG S S 499 80/100 FT E OF E L VALLEY RD AT NE COR OF LOT NO 37 ON MAP KNOWN AS "MAP OF LD BLG TO TRI-STATE REALTY ASSO SITUATED IN TOWN OF MONT, ESSEX COUNTY N. J." MADE BY K D OWEN C. E.

TH S 44° 14' W 170 77/100 FT ALG E S SD LOT NO 37 TO LD NOW OR FMLY OF MC CLOUD & THE ESSEX REALTY ASSOCIATES

S 42° 40' E ALG SD LDS 56 64/100 FT

N 40° E ALG W S LOT NO 35 ON SD MAP 176 11/100 FT TO S S MACOPIN AV

ALG S S MACOPIN AV ON CURVE WITH R AD OF 591 65/100 FT 43 63/100 FT THE CORD OF

OVER

BAKER PRINTING CO., NEWARK.

WHICH CURVE BEARS N 47° 53' W 43 62/100 FT

FURTHER ALG SD S S MACOPIN AV N 45° 46' W 16 37/100 FT TO B

BG LOT NO 36 ON SD MAP

SUB RESTRS THAT SD PREM SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY & THAT THERE SHALL BE BUILT THEREON ONLY ONE SINGLE FAMILY DWLG TO COST NOT LESS THAN $4500 WHEN ERECTED THE FRONT FOUNDATION WALL OF SD DWLG TO BE LOCATED 35 FT BACK FR THE SLY L OF MACOPIN AV SUITABLE OR NECESSARY OUT BLDGS TO BE BUILT ON SD LOT TO BE LOCATED AT LEAST 100 FT BACK FR THE ST LINE

THIS DEED MADE TO CORRECT AN ERROR IN DESCRPTN OV DEED GIVEN BY Ⓓ TO RICHARD D CONNOR M 47 376 378

10M 6-10

W 21 WTTY

DEED Block No.

3 C 36

Date of Deed AUG 12\10 191 Liber pa.

Cons. $ 1 Ack'd AUG 15\10 191 Recorded AUG 20\10 191

Grantors

TRI-STATE REALTY ASSO,
A CORP

Grantees

RICHARD D CONNOR

Premises

TOWN OF MONT

B AT PT ON S S MACOPIN AV DIST ALG SD S S 499 80\100 FT AT NE COR OF LOT NO 37 ON MAP KNOWN AS "MAP OF LD BLG TO ⓓ SITUATED IN TOWN OF MONT, ESSEX COUNTY, N J," MADE BY K D OWEN, C E.

TH S 44° 14' W 170 77\100 FT ALG E S SD LOT NO 37 TO LD NOW OR FMLY OF MC CLOUD & ESSEX REALTY ASSOCIATES

TH S 42° 40' E ALG SD LDS 56 64\100 FT

N 40° E ALG W S SD LOT NO 35 ON SD MAP, 176 11\100 FT TO SD S S MACOPIN AV

ALG SD S S SD AV ON CURVE WITH RADIUS OF 591 65\100 FT TAx43 63\100 FT THE CHORD OF W ICH CURVE BEARS N 47° 53' W 43 62\100 FT

TH ALG SD S S MACOPIN AV N 45° 46' W 16 37\100 FT TO B

BG LOT NO 36 ON SD MAP

BAKER PRINTING CO., NEWARK.

SUB RESTRS THAT SD PREM SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY & THAT THERE SHALL BE BUILT THEREON ONLY ONE SINGLE FAMILY DWLG TO COST NOT LESS THAN $4500 WHEN ERECTED, FRONT FOUNDATION WALL OF SD DWLG TO BE LOCATED 35 FT BACK FR S L MACOPIN AV, SUITABLE OR NESESSARY OUT BLDGS TO BE BUILT ON SD LOT TO BE LOCATED AT LEAST 100 FT BACK FR ST L

RECITES -------

LS 54

ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK C LOT 37

WTTY **DEED** 30 Macopin Ave 7700

By
JEANNETTE N BEDELL, SINGLE
BOR QUEENS, NY

To
IRVING H SMITH
PHYLLIS C, HIS WF
MONT

Block Lot

Dated II/6/43 Ack. II/6/43

Rec. II/I2/43 Book U I02 220

Returned to: ESSEX TITLE
MONT

Stamps $II.55 Cons. $I

Liens NONE

ALL INTEREST IN MONT LANDS DESCRIBED AS FOLLOWS:
B at pt on s s of Macopin Av meas e alg sa its various courses 440 ft fr se cor Valley Rd & Macopin Av, sd b pt bg ne cor of lot #38 on map of ld blg to Tri-State Realty Assn, sit Mont, NJ, K.D.Owen,S, Oct I9I0
TH s 46°4I'e further alg sd s s of Macopin Av 60 ft to nw cor of lot #36 sd map
TH s 44°I7'w alg w l of sd lot #36. I74 ft to s l ld of Tri State Realty Assn
TH n 42°40'w alg sa 60.09 ft to se cor sd lot #38
TH n 44°I7'e alg e s of sd lot #38, I69.79 ft to s s of Macopin Av at B

KN AS LOT #37 SD MAP
RECITES ----

W.H.J.

Z 8 WTTY

MAP 3 BLOCK C LOT 37 ✓

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO AND HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

DEED BLOCK NO.

DATE OF DEED MAY 2/27 19 LIBER PA.

CONS. $ 1 ACK'D MAY 2/27 19 RECORDED MAY 13/27 19

GRANTORS

UNITY REALTY COMPANY
CORP N J

GRANTEES

HARRIET A, BEDELL
JEANNETTE N, BEDELL

PREMISES MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE ..... AND TO ..... HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT PT ON S S MACOPIN AVE DIST
MEASURED ELY ALG SA ITS VARIOUS COURSES
440 FT FR SE COR VALLEY RD &
MACOPIN AVE SD B PT BG NE COR LOT 38
ON MAP LD BLG TO TRI-STATE REALTY ASSN
SIT IN MONT, N J, K, D, OWEN, SUR,
OCT 1910
TH S 46° 41' E FURTHER ALG SD S S
MACOPIN AVE 60 FT TO NW COR LOT 36
ON SD MAP
TH S 44° 17' W ALG W L SD LOT 36
174 FT TO S L LD OF TRI-STATE REALTY
ASSN

[OVER]

OK CB.

T. 29 5-27 50M. F.

TH N 42° 40' W ALG SA 60 FT & 9/100 FT TO SE COR SD LOT 38
TH N 44° 17' E ALG E S SD LOT 38 169.79 FT TO S L MACOPIN AVE & B
KN & DES AS LOT 37 ON SD MAP
TOGETHER WITH ALL RIGHT, TITLE & INT OF @ IN & TO SO MUCH OF MACOPIN AVE AS LIES IN FRONT OF SD PREM TO CENTRE L THEREOF
SUB TO RESTRS THAT PREM SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY & THAT NOT MORE THAN ONE SINGLE FAMILY DWELLING HOUSE SHALL BE ERECTED THEREON, SD DWELLING TO COST NOT LESS THAN $5,000 WHEN ERECTED, FRONT FOUNDATION WALLS TO BE AT LEAST 35 FT BACK FR MACOPIN AVE, A PRIV GARAGE PR STABLE FOR NOT MORE THAN 2 HORSES MAY BE ERECTED ON SD TRACT, ALL PARTS OF SD OUTBLDGS TO BE PLACED AT LEAST 100 FT BACK FR MACOPIN AVE
RECITES SA H-53 21-23
SUB TO TAXES AS ASSESSED BY TOWN OF MONT FOR YR 1927

11 WTTY J

5-13—20M—G.

3. C. 37. ✓

APPLICATION No.
EXAMINED
RECORD OF INSTRUMENT

DEED Block No.

Date of Deed JULY 1/13 191 Liber pa.

Cons. $ 1. Ack'd JULY 16/13 191 Recorded JULY 23/13 191

Grantors

JOHN C, MOYE
ELIZABETH S, MOYE HIS WF.

Grantees

UNITY REALTY COMPANY
A CORP

Premises

TOWN OF MONT

B AT A PT ON THE S S OF MACOPIN AV DIST MEASURED ELY
ALG THE SA, ITS VARIOUS COURSES, 440 FT FR THE SE COR
OF VALLEY RD & MACOPIN AV, SD BEG PT BG THE NE COR
OF LOT NO 38 ON MAP OF LD BLG TO THE TRI-STATE
REALTY ASSO K, D, OWEN SUR OCT 1910
TH S 46° ~~XX~~ 41' E FURTHER ALG SD S S OF MACOPIN AV
60 FT TO THE NW COR OF LOT NO 36 ON SD MAP
TH S 44° 17' W ALG THE W LINE OF SD LOT 36 174 FT TO
S LOF THE TRI-STATE REALTY ASSO
TH N 42° 40' W ALG SA 60 9/100 FT TO SE COR LOT 38
TH N 44° 17' E ALG E S OF SD LOT 38 169 79/100 FT
TO S S OF MACOPIN AV AT THE PL OF B,

BG KNOWN & DESIGNATED AS LOT NO 37 ON SD MAP

TOGETHER WITH ALL RIGHT TITLE & INT OF ⓒ IN &
TO SO MUCH OF MACOPIN AS AS LIES IN FRONT SD PREM
TO THE CENTRE LINE THF.

OVER

Checked by S. D. G.

SUB TO 1ST MTG OF $800 HELD BY LUDELLE LANIGAN DATED MAY 9 1911
SUB TO 2ND MTG OF $200. HELD BY THE TRI-STATE REALTY ASSO DATED APL 14 1913
WHICH @ ASSUMES & AGREES TO PAY.

SUB TO THE RESTRS THAT SD PREM SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY & NOT MORE THAN ONE SINGLE FAMILY DWLG HOUSE SHALL BE ERECTED THEREON, SD DWLG TO COST NOT LESS THAN $5000. WHEN ERECTED, THE FRONT FOUNDATION WALLS TO BE AT LEAST 35 FT BACK FR MACOPIN AV, A PRIVATE GARAGE OR STABLE FOR NOT MORE THAN TWO HORSES MAY BE ERECTED ON THE SD TRACT, ALL PARTS OF SD OUT BLDGS TO BE PLACED AT LEAST 100 FT BACK FR MACOPIN AV.

RECITES SA Q 52 309 311.

W 43, WTTY

3. C-37. ✓

2-13—10M—G.

APPLICATION NO.
EXAMINED
RECORD OF INSTRUMENT

DEED Block No.

Date of Deed APL 14/13, 191 Liber pa.

Cons. $ 1 Ack'd APL 14/191, Recorded APL 17/13, 191

Grantors

TRI-STATE REALTY ~~CO~~ ASSOCIATION
A CORP

Grantees

JOHN C MOYE,

Premises TOWN OF MONT

B AT PT ON S SIDE MACOPIN AV, DIST MEASURED E ALG SA ITS VARIOUS COURSES 440 FT FR SE COR VALLEY RD & MACOPIN AV, SD BEG PT BG NE COR OF LOT NO 38 ON MAP OF LD BLG TO THE TRI-STATE REALTY ASSOCIATION SITUATED IN MONTCLAIR N. J. K. D. OWEN, SUR OCT 1910

TH S 46° 41′ E, FURTHER ALG SD S SIDE MACOPIN AV, 60 FT TO NW COR OF LOT 36

S 44° 17′ W ALG W L LOT NO 36 174 FT TO S L OF LD OF ©

N 42° 40′ W ALG SA, 60 9/100 FT TO SE COR SD LOT NO 38

N 44° 17′ E ALG E SIDE SD LOT NO 38 169.79/100 FT TO S SIDE MACOPIN AV AT B KNOWN AS LOT NO 37 ON SD MAP

OVER

TOGETHER WITH ALL THE RIGHT TITLE & INT OF ⊕ IN & TO SO MUCH OF MACOPIN AV AS LIES IN FRONT OF SD PREM TO CENTRE L THF,

SUB TO MTG $800 HELD BY LYDELLE LANIGAN SUB FURTHER TO RESTRS THAT PREM SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY & THAT NOT MORE THAN ONE SINGLE FAMILY DWLG HOUSE SHALL BE ERECTED THEREON SD DWLT TO COST NOT LESS THAN $5000 WHEN ERECTED, THE FRONT FOUNDATION WALLS TO BE AT LEAST 35 FT BACK FR MACOPIN AV A PRIVATE GARAGE OR STABLE FOR NOT MORE THEN TWO HORSES MAY BE ERECTED ON THE SD TRACT, ALL PARTS OF SD OUT BLDGS TO BE PLACED AT LEAST 100 FT BACK FR MACOPIN AV

RECITES BQ A 46 25,

ASSESSOR
RECEIVED
AUG 23 1966
For

103—N. J. DEED—BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. E O T ALL-STATE OFFICE SUPPLY CO. 49 EDISON PLACE, NEWARK 2, N. J.

BOOK 4185 PAGE 59

This Indenture,

Made the 28th *day of* July *, in the year of our Lord One Thousand Nine Hundred and* Sixty-Six

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J.
AUG 2 11 49 AM '66
REGISTER

Between

RICHARD P. WHITNEY and BARBARA E. WHITNEY, his wife,

residing at 32 Macopin Avenue *in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey *party of the first part;*

And

CORNELIUS P. EGAN and JOANNE EGAN, his wife
(About to reside at 32 Macopin Avenue)

in the Town *of* Montclair *in the County of* Essex *and State of* New Jersey *party of the second part:*

R.S. 25.85

Witnesseth, *that the said party of the first part, for and in consideration of* ONE DOLLAR ($1.00) 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* Town *of* Montclair *in the County of* Essex *and State of* New Jersey

BEGINNING at a point in the southerly line of Macopin Avenue distant measured easterly therein three hundred and eighty feet from its intersection with the easterly line of Valley Road and running thence (1) along said line of Macopin Avenue south forty-six degrees forty-one minutes east sixty feet; thence (2) south forty-four degrees seventeen minutes west one hundred and sixty-nine feet and seventy-nine hundredths of a foot; thence (3) north forty-two degrees forty minutes west sixty feet and nine hundredths of a foot; thence (4) north forty-four degrees seventeen minutes east one hundred and sixty-five feet and fifty-eight hundredths of a foot to the point or place of BEGINNING.

BEING LOT #38 on Map of land belonging to the Tri State Realty Association in Montclair, N. J. made by K. D. Owen, dated October 1910 and intended to be Lot 38 Block C Map 3 on the Tax Map of the Town of Montclair.

BEING the same premises conveyed to Richard P. Whitney and Barbara E. Whitney, his wife, by Mary-Jean Folks individually and as Executrix of the Estate of Virginia A. Burns, Deceased, and Eugene F. Folks, her husband, by deed dated April 8, 1963, and recorded in the Register's Office of Essex County in Book 3932 of Deeds for said County, Page 280.

191 2557
32 Macopin ave
MAP 3 BLOCK C LOT 38

38 N H HAGVORT 484 BLFD AVE MTCL

103—N. J. DEED—BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. A L Z D ALL-STATE OFFICE SUPPLY CO. 49 EDISON PLACE, NEWARK 2, N. J.

BOOK 3932 PAGE 280

This Indenture,

Made the 8th *day of* April *, in the year of our Lord* *One Thousand Nine Hundred and* Sixty-three

Between MARY-JEAN FOLKS individually and as Executrix of the Estate of Virginia A. Burns, Deceased, and EUGENE F. FOLKS, her husband,

residing at 41 Stocker Road *in the* Borough *of* Verona *in the County of* Essex *and State of* New Jersey *party of the first part;*

And RICHARD P. WHITNEY and BARBARA E. WHITNEY, his wife, residing at 151 West 16th Street

in *the* City *of* New York *in the County of* New York *and State of* New York *party of the second part:*

Witnesseth, *that the said party of the first part, for and in consideration of* ONE (1) Dollar *lawful money of the United States of America,* and other good and valuable consideration *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, ha* ve *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* Town *of* Montclair *in the County of* Essex *and State of* New Jersey, bounded and described as follows:

BEGINNING at a point in the southerly line of Macopin Avenue distant measured easterly therein three hundred and eighty feet from its intersection with the easterly line of Valley Road and running thence (1) along said line of Macopin Avenue south forty-six degrees forty-one minutes east sixty feet; thence (2) south forty-four degrees seventeen minutes west one hundred and sixty-nine feet and seventy-nine hundredths of a foot; thence (3) north forty-two degrees forty minutes west sixty feet and nine hundredths of a foot; thence (4) north forty-four degrees seventeen minutes east one hundred and sixty-five feet and fifty-eight hundredths of a foot to the point or place of BEGINNING.

BEING Lot #38 on Map of land belonging to the Tri State Realty Association in Montclair, N. J. made by K. D. Owen, dated October 1910 and intended to be Lot 38 Block C Map 3 on the Tax Map of the Town of Montclair.

BEING the same premises conveyed to Virginia A. Burns, widow, by deed from Robert R. Ramhurst, unmarried, dated May 2, 1956 and recorded in the Essex County Register's Office on May 7, 1956 in Deed Book 3403 Page 365.

The above description from a survey made by Miller & McGiffert, Inc., Engineers, surveyed for Virginia A. Burns and dated October 18, 1955.

SUBJECT to restrictions of record.

ASSESSOR'S OFFICE RECEIVED MAY 3 1963

RECEIVED IN RECORDER'S REGISTER'S OFFICE ESSEX COUNTY, N.J. APR 17 1 00 PM '63 BOOK 3932 PAGE 280 REGISTER

R.S. 19.80

32 Macopin Ave 1/31/7471 MAP 3 BLOCK C LOT 38

Virginia A. Burns died on August 14th, 1962 leaving a Last Will and Testament wherein she gave, devised and bequeathed to her daughter, Mary-Jean Folks, her entire residuary estate, appointing Mary-Jean Folks as executrix of her estate. Said will was probated in the Essex County Surrogate's Court on September 12th, 1962, at which time said Mary-Jean Folks qualified as executrix and at the time of her signing this deed she remains the executrix of said will. Her signature hereto is to extinguish the power of sale given to her in the FIFTH paragraph of said will.

#25 L.G.

160052

ESSEX COUNTY REGISTER'S OFFICE

37 Macopin Ave 8700

MAP 3 BLOCK C LOT 38 Correct Meas 1957 Tracing

WAR

DEED

By ROBERT R. RAMHURST, UNMARRIED
MONTCLAIR N J

To VIRGINIA A. BURNS, WIDOW
VERONA N J

Block ____ Lot ____

Dated 5-2-56 Ack 5-2-56

Rec. 5-7-56 Book 3403 365

Returned to: Garden State Title Ins Co
295 Bloomfield Av
Montclair N.J.

Stamps $24.75 Cons. $1.

Liens -

ASSESSOR'S OFFICE RECEIVED MAY 17 1956

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B at a pt in the S li of Macopin Av dist meas E thrn 380 ft fr its inter with the E li of Valley Road;
Th (1) alg sd li of Macopin Av S 46 deg 41 min E 60 ft.;
Th (2) S 44 deg 17 min W 169.79 ft.;
Th (3) N 42 deg 40 min W 60.09 ft.;
Th (4) N 44 deg 17 min E 165.58 ft to the pt or pl of B.
Being Lot #38 on Map of land belg to the Tri State Realty Assn in Montclair N.J. by K. D. Owen dated Oct 1910 and intended to be Lot 38 Block C, Map 3 on the Tax Map of the Town of Montclair
RECITES: SA: 3361 pg 209

#20 E.S.

40188

ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK C LOT 38

Macopin Ave 1000

W. **DEED**

By HARLEY P. MILSTEAD & VERNA C., HIS WF
TOWN OF MONTCLAIR, N.J.

To ROBERT R. RAMHURST
TOWN OF MONTCLAIR, N.J.

Block **Lot**

Dated 11-1-55 **Ack** 11-1-55

Rec. 11-2-55 **Book** 3561 pg 209

Returned to: Garden State Title Insur Co.
295 Bloomfield Ave.
Montclair, N.J.

Stamps $3.85 **Cons.** $1.00

Liens ---

ASSESSOR'S OFFICE RECEIVED NOV 18 1955 Per

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B at a pt in the Sly li of Macopin Ave. dis meas Ely therein 380 ft fr its intersec with the Ely li of Valley Rd & runn
TH (1) along sd li of Macopin Ave. S 46° 41 min E 60 ft;
TH (2) S 44° 17 min W 169.79 ft;
TH (3) N 42° 40 min W 60.09 ft;
TH (4) N 44° 17 min E 165.58 ft to the pt or pl of B.
Bg Lot #38 on Map of Land belng to The Tri-State Realty Association sit in Montclair, N.J. md by K. D. Owen, dated October 1910 & intended to be Lot 38 Blk C, Map 3 on the Tax Map of the Town of Montclair.
RECITE: SA Bk C 91 pg 477
Survey of sd prems md by Miller & McGiffert, Inc., Engs. dated 10-18-55

✓

W 4 WTTY

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

34 Macopin
MAP 3 BLOCK C LOT 38 + 39

APPLICATION NO.
EXAMINED
RECORD OF INSTRUMENT

HAB: UNTO ..... AND ..... HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

DEED ..... Block ..... No. .....

Date of Deed OCT 15/36 19 ..... Liber C 91 pa. 477-479

Cons. $ 1 Ack'd OCT 16/36 19 ..... Recorded NOV 4/36 19 .....

Grantors

JOHN C STONE &
GERTRUDE L STONE HIS WF
MONTC

ACK- H C HUSK
N P

$11 STAMPS

Grantees

HARLEY P MILSTEAD &
VERNA C MILSTEAD HIS W F
MONTC

Premises MONTC

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE ..... AND TO ..... HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B S L OF MACOPIN AV E 320 FT FR E L VALLEY RD
TH ALG S L ON CURVE TO S WITH RAD OF 1483.90
FT FOR A DIST OF 46.37 FT WH ON STRT L
WOULD RUN S 46° 40' E 46.36 FT
TH STILL ALG SD S L S 45° 46' E 73.43 FT
TH AT L TO SD L S 44° 14' W 166.83 FT
TH N 42° 40' W 115.13 FT
TH N 42° 26' E 159.96 FT TO B
KN LOTS 38 & 39 ON "MAP OF LD BLG TO TRI-
STATE REALTY ASSN SIT IN TOWN MONTC
ESSEX CO N J MADE BY K D OWEN, C E SEPT
19 1909

OVER

T. 29A 5-36-14M C
F. U. T. & M. G. CO.

SUB TO FOLLOWING RESTRS [HEREIN SET FORTH]
RECITES S A A 47 334
SUB TO ZON ORD OF TOWN MONTC INSOFAR AS SA AFF PREM

Course	Dist.	Cos	Sin	N	S	E	W

20M 12-09

29 J WTTY

3, 6, 38, 39

DEED Block No.

Date of Deed APL 12\10 191 Liber pa.

Cons. $ 1 Ack'd APL 12\10 191 Recorded APL 15\10 191

Grantors

TRI-STATE REALTY ASSOCIATION
A CORP

Grantees

JOHN C, STONE
GERTRUDE L, STONE
HIS WF

Premises TOWN OF MONT

B

BEG IN THE S L OF MACOPIN AV DIST E 320 FT FR E L OF VALLEY RD
TH ALG S L SD AV ON A CURVE TO THE S WITH A RAD OF 1483 90\100 FT FOR A DIST OF 46 37\100 FT WHICH IN STRT LINE WOULD RUN S 46° 40' E 46 36\100 FT
TH STILL ALG S L OF SD AV S 45° 46' E 73 43\100 FT
TH AT L TO SD LINE S 44° 14' W 166 83\100 FT
N 42° 40' W 115 13\100 FT
N 42° 26' E 159 96\100 FT TO B.
BG LOTS NOS 38 39 ON MAP OF ⊙ MADE BY K, D, OWEN C, E, SEPT 19 1909

SUB RESTRS, THAT SD PREM SHALL NOT BE USED FOR ANY OTHER PURPOSE THAT THAT OF PRIVATE RESIDENCES & THAT NOT MORE THAN ONE DWLG HOUSE SHALL BE ERECTED UPON EACH OF THE DESCD LOTS, SD

B.

BAKER PRINTING CO., NEWARK

SD HOUSE TO BE ERECTED FOR A SINGLE FAMILY ONLY, & NO OTHER BLDGS SHALL BE ERECTED UPON SD PREM EXCEPT NECESSARY & SUITABLE OUT BLDGS TO BE USED IN CONNECTION WITH A PRIVATE DWLG, THE DWLG SHALL BE ERECTED SO THAT THE FRONT FOUNDATION WALLS SHALL BE AT LEAST 35 FT DIST FR THE FRONT LINE OF THE LOT, & SHALL BE BUILT TO COST NOT LESS THAN $4500 WHEN ERECTED & EACH OUT BLDG SHALL BE ERECTED AT LEAST 100 FT FR THE SD LINE.

RECITES --

#24 L.G.

3x5114

MAP 3 BLOCK C LOT 39

ESSEX COUNTY REGISTER'S OFFICE

34 Macopin Ave

WAR ..... **DEED** 7800

By HARLEY P. MILSTEAD AND VERNA C.
HIS WIFE
#34 MACOPIN AV MONTCLAIR N J

To JAMES J. MC DONALD AND ELEANOR B.
HIS WIFE
#46 HILL RD FARMINGDALE NEW YORK

Block ..... **Lot** .....

Dated 5-29-57 **Ack** 5-29-57

Rec. 6-4-57 **Book** 3490 510

Returned to: Frederick W. Margaritell
819 Pompton Av
Cedar Grove N.J.

Stamps $24.20 **Cons.** $1.

Liens -

ASSESSOR'S OFFICE RECEIVED JUN 18 1957 Per .....

6-7-1200

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B in the S li of Macopin Av dist meas E alg sd li 320 ft fr the E li of Valley Road;
Th alg sd S li on a curve to the South with a radius of 1483.90 ft for a dist of 46.37 ft which on a straight line would run S 46 deg40 min E 46.36 ft.;
Th alg sd S li S 45 deg 46 min E 73.43 ft.;
Th at r/a to sd li S 44 deg 14 min W166.83 ft.;
Th N 42 deg 40 min W 115.13 ft.;
Th N 42 deg 26 min E 159.96 ft to pt of B.

Kn as lots 38 and 39 on a Map en Map of land belg to the Tri-State Realty Association sit in Montclair Essex Co made by K.D.Owen,C.E. Sept 19, 1909
RECITES: SA: C.91 pg 477

Kn as #34 Macopin Av Upper Mtclr N.J.

Sur made by Miller & McGiffert, Inc. dated Oct 13, 1955.

MAP 3 BLOCK C LOT 39

Nov. 4, 1936

See Trans.

MAP 3 BLOCK C LOT 38

Tri-State Rlty Ass'n

to

John C. Stone +wf

MAP 3 BLOCK C LOT 39

Apr. 15, 1910

See Trans

MAP 3 BLOCK C LOT 38

pers

#46 A. R.

ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK C LOT 40

36 Macopin Ave
7600

.....W.....**DEED**

By JOSEPH T. HODGES &
EDNA, B. HIS WIFE
36 MACOPIN AVE., MONTCLAIR

To

DAVID WILLIAM MULLIN & W/
DOROTHY JOHNSON, HIS WIFE
VILLAGE OF VALLEY STREAM
TOWN OF HEMPSTEAD, NEW YORK

Block ..... **Lot** .....

Dated 7/29/55 **Ack** 7/29/55

Rec. 8/2/55 **Book** 3338 187

Returned to: John Ferguson
484 Bloomfield Ave.,
Montclair

19.750
Stamps $22.00 **Cons.** $1.00

Liens -

ASSESSOR'S OFFICE RECEIVED AUG 16 1955 By

.....ALL **INTEREST IN** .....MONTCLAIR.....**LANDS DESCRIBED AS FOLLOWS:**

B at a pt on the S s of Macopin Ave dist E alg the sd S s 260 ft fr the int of the sd S s of Macopin Ave with the E s of Valley Rd sd B pt being also the N E corner of Lot #41 on map k/a "Map of land blg to Tri-State Realty Ass'n. situated in Montclair, made by K.D. Owen, C. E.,

TH S 40° 7 min W alg the E line of sd Lot #41, 154.30 ft m/l to land n/f of McCloud;

TH alg sd McCloud's line S 42° 40 min E 53.74 ft to the S W corner of Lot #39 on sd map;

TH N 42° 26 min E alg the W line of sd lot #39, 159.96 ft to the S s of Macopin Ave.,

TH alg the S s of Macopin Ave as the same is laid out on a curve with a radius of 1483.89 ft 60 ft the chord of which curve bears N 56° 15 min W 59.99 ft to the pt & pl of B.
Being Lot #40 on sd map.

RECITE: SA M-111 97
Subj to easement.

#8 AON

ESSEX COUNTY REGISTER'S OFFICE

36 Macopin Ave. 7100

MAP 3 BLOCK C LOT 40

W **DEED**

By PERCIVAL F BRUNDAGE & S AMITTAI WIFE
MONTCL

To JOSEPH T HODGES & EDNA B WIFE
MONTCL

Block **Lot**

Dated 1-13-48 **Ack** 1-13-48

Rec. 1-16-48 **Book**

Returned to: Nutley Mtge & T Gty Co
Nutley

B

Stamps $17.60 **Cons.** $1.

Liens None

RECORDED JAN 31 1948 RECEIVED Per

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B at a pt on the S sd of Macopin Ave dist E alg the sd S sd 260 ft from the inter of the sd S sd of Macopin Ave with the E sd of Valley Road sd B pt being also the N E cor of lot #41 on map known as Map of land belonging to Tri-State Realty Assn situated Montcl made by K D Owen C E
TH S 40° 7' W alg the E l of sd lot #41 154.30 ft m/l to land n/f of McCloud
TH alg sd McCloud's l S 42° 40' E 53.74 ft to the S W cor of lot #39 on sd map
TH N 42° 26' E alg the W l of sd lot #39 159.96 ft to the S sd of Macopin Ave
TH alg the S sd of Macopin Ave as same is laid out on a curve with a radius of 1483.89 ft 60 ft the chord of which curve bears N 56° 15' W 59.99 ft to pl of B
Being lot 40 on sd map
RECITE S A C-96 254

R 26 WTTY

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

36 Macopin
52 Brookfield

MAP 3 BLOCK C LOT 40
MAP 21 BLOCK A LOT 15

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO ____ AND ____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

T532—11-39—10M
N. J. R. T. I. CO.

DEED Block 11/39 No.

Date of Deed DEC 11/39 19 Liber C 96 pa. 254-256

Cons. $ Ack'd DEC 11/39 19 Recorded DEC 18/39 19

Grantors

BRYANT M PAUL &
ERIN V PAUL, WF OF SD
BRYANT M PAUL
BROOKLINE, MASS

$3 STAMPS

ACK'D- LILLIAN B MASON, NP
MASS

Grantees

PERCIVAL F BRUNDAGE
MONT

CF P

MONT

Premises

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE ____ AND TO ____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

21-A-15

1ST PR-B AT PT ON SW S OF BROOKFIELD RD DIST 127.15FT SELY FR COR FMD BY INTER OF SELY L OF EDGEMONT RD WITH SWLY L OF BROOKFIELD RD
TH ALG BROOKFIELD RD S 58° 1' E 55FT TO L OF LD NOW OR FMLY OF ONE A E NOLL
TH ALG HIS L S 38° 15' W 99.82FT TO L OF LD NOW OR FMLY OF BELDEN
TH ALG BELDEN X L N 58° 1' W 50FT WH PT IS 116.65FT DIST FR SELY L OF EDGEMONT RD
TH IN NE LY DIR ALG LD NOW OR FMLY OF GEORGE P OLIVER & X ISABELLA OLIVER IN STRAIGHT L TO PT OR PL OF B.
SUB TO RESTRS OF REC & SUB ALSO TO MTG

GIVEN TO SECURE $6,000 PRIN SUM OF WH HAS BEEN REDUCED TO $4500 WITH INT AT 5% PER ANNUM.

3-C-40

2ND TR - B AT PT ON SLY S OF MACOPIN AVE DIST ELY ALG SD SLY S XX 260FT FR INTER OF SD SLY S OF MACOPIN AVE WITH ELY S OF VALLEY RD, SD B PT BG ALSO NELY COR OF LOT #41 ON MAP KN AS "MAP OF LD BLG TO TRI-STATE REALTY ASSN SIT IN MONT, ESSEX CO,NJ" MADE BY K D OWEN, C E &

TH S 40° 7' W ALG ELY L OF LOT 41, 154.31FT ± TO LD NOW OR FMLY OF MC CLOUD

TH ALG MC CLOUD'S L S 42° 40' E 53.74FT TO SWLY COR OF LOT 39 ON SD MAP

TH N 42° 26' E ALG WLY L OF LOT 39 159.96FT TO SLY S OF MACOPIN AVE

TH ALG SLY S OF MACOPIN AVE AS SA IS LAID OUT ON CURVE WITH RAD 1483.89FT, 60FT CHORD OF WH CURVE BEARS N 56° 15' W 59.99FT TO PT & PL OF B. BG LOT #40 ON SD MAP

TOG WITH ALL RIGHT, TITLE & INT OF ⊕ IN & TO SO MUCH OF MACOPIN AVE AS LIES IN FRONT OF PREM TO CEN L THF.

SUB TO RESTRS AS SET FORTH IN DEED L 85, 576-578 & SUB ALSO TO MTG $9000, PRIN SUM OF WH HAS BEEN REDUCED TO $7,000.

2 TR - RECITES SA V 95, 296,ETC. [& 4TH & 3RD TRS].

MAP 3 BLOCK C LOT 40

Oct. 10, 1939

xLee Trans.

MAP 1 BLOCK F LOT 8

W 44 WTTY

MAP 3 BLOCK C LOT 40 X

APPLICATION NO.....

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO.....AND.....HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

DEED.....BLOCK.....NO.....

DATE OF DEED FEB 1/33 19..... LIBER L 85 PA. 576-578

CONS. $ 1 ACK'D FEB 1/33 19..... RECORDED FEB 2/33 19.....

GRANTORS

EVELYN JAMES &
W LUDLOW JAMES HER HUS
MONTCLAIR

ACKD BEFORE FRANCIS J HALL
M C C OF N J

$3.50 STAMPS

GRANTEES

DAVID MC CONAUGHY
MONTCLAIR

PREMISES MONTCLAIR

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE.....AND TO .....HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B S S OF MACOPIN AV DIST E ALG S S 260 FT FR INTER OF SA WITH E S OF VALLEY RD SD B FT BG ALSO NE COR OF LOT 41 ON "MAP OF LD BLG TO TRI-STATE REALTY ASSN SIT IN TOWN OF MONTCLAIR ESSEX CO N J" MADE BY K D OWEN, C E

TH S 40° 7' W ALG E L OF SD LOT 41 154.31 FT ± TO LD NOW OR FMLY OF MC CLOUD

TH ALG MC CLOUD'S L S 42° 40' E 53.74 FT TO SW COR OF LOT 39 ON SD MAP

TH N 42° 26' E ALG W L OF LOT 39 159.96 FT TO S S OF MACOPIN AV

OVER

FIDELITY UNION TITLE AND MORTGAGE GUARANTY COMPANY.

T. 29 4-31 65M F.

TH ALG S S OF MACOPIN AV AS LAID OUT, ON CURVE WITH RAD OF 1483.89 FT 60 FT, CHORD OF WHICH CURVE BEARS N 56° 15' W 59.99 FT TO B

BG LOT 40 ON SD MAP

TOGETHER WITH ALL RIGHT TITLE & INT OF © IN & TO SO MUCH OF MACOPIN AV AS LIES IN FRONT OF SD PREM TO CEN L THF

SUB TO RESTRS HEREIN SET FORTH

RECITES SA E 71 376-377

SUB TO MTG $9000 HELD BY GRACE CHINN WHICH MTG © IN PARTIAL CON OF THIS CON HEREBY AGREES WITH ©, HIS HEIRS, EXRS, ADMRS OR ASSIGNS & WITH GRACE CHINN TO ASSUME & TO PAY WHEN CALLED UPON BY © FOR SUCH PYMT

68 J WTTY

MAP 3 BLOCK C LOT 40 ✓

APPLICATION NO.....

EXAMINED

RECORD OF INSTRUMENT.....

T 29 1-24 50M

DEED Block No.

Date of Deed OCT 28 1924 19 Liber pa.

Cons. $ 1. Ack'd OCT 28 1924 19 Recorded OCT 30 1924 19

Grantors

HELEN L. NEVILLE

JOHN A NEVILLE HER HUS

STAMPS

$2.50

Grantees

EVELYN JAMES.

Premises

TOWN OF MONTCLAIR

B AT A PT ON THE S S OF MACOPIN AV DIST E 260 FT FR E S OF VALLEY ROAD, SD BEG PT BG ALSO THE NE COR OF LOT 41 MAP BLG TO TRI-STATE REALTY ASSOCIATION SURVD BY K. D. OWEN C. E.

TH S 40° 7' W ALG E S OF LOT 41 154 31/100 FT MORE OR LESS TO MC CLOUD

TH ALG MC CLOUD S 42° 40' E 53 74/100 FT TO SW COR LOT 89 SD MAP

TH N 42° 26' E ALG LOT 39 159 96/100 FT TO S S MACOPIN AV

TH ALG S S SD AV AS THE SA IS LAID OUT, ON A CURVE WITH A RAD OF 1483 89/100 FT, 60 FT, THE CHORD OF WHICH CURVE BEARS N 56° 15' W 59 99/100 FT TO PL OF B.

BG LOT NO 40 ON SD MAP. TOGETHER WITH ALL RIGHT TITLE & INT OF ⊕ IN & TO SO MUCH OF MACOPIN AVE AS LIES IN FRONT OF SD PREM TO CENTRE LINE THF.

SUB TO RESTRS. RECITES SA S 47 411 413

W 33 WTTY

DEED Block No. 3 C 40

Date of Deed AUG 15\10 191 Liber pa.

Cons. $ 1 Ack'd SEPT 22\10 191 Recorded SEPT 24\10 191

Grantors

TRI-STATE REALTY ASSO, A CORP

Grantees

HELEN L NEVILLE

Premises

TOWN OF MONT

B AT PT ON S S MACOPIN AV DIST E ALG SD S S 260 FT FR INTERSEC OF S S MACOPIN AV WITH E S VALLEY RD SD B PT BG ALSO NE COR OF LOT NO 41 ON MAP KNOWN AS "MAP OF LD BLG TO ℗ SITUATED IN TOWN OF MONT, ESSEX COUNTY, N. J." MADE BY K D OWEN C. E.

TH S 40° & 7' W ALG E L SD LOT NO 41 154 30\100 FT ± LD NOW OR FMLY OF MC CLOUD

ALG SD MC CXXXXX CLOUDS L S 42° 40' E 53 74\100 FT TO SW COR OF LOT NO 39 ON SD MAP

N 42° 26' E ALG W L SD LOT NO 39 159 96\100 FT TO S S MACOPIN AV

ALG S S MAC PIN AV AS SA IS LAID OUT, ON CURVE WITH RAD OF 1483 89\100 FT 60 FT THE CHORD OF WHICH C RVE BEARS N 56° 15' W 59 99\100 FT TO B BG LOT NO 40 ON SD MAP TOGETHER WITH ALL THE RIGHT TITLE, & INT OF ℗ IN & TO SO MUCH OF MACOPIN AV AS

OVER

BAKER PRINTING CO., NEWARK.

LIES IN FRONT OF SD PREM & TO CENTER L THF
SUB RESTRS THAT SD PREM SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY & THAT THERE
SHALL BE BUILT THEREON ONLY ONE SINGLE FAMILY DWLG TO COST NOT LESS THAN $4500
WHEN ERECTED THE FRONT FOUNDATION WALL OF SD DWLG TO BE LOCATED 35 FT BACK FR
S L OF MACPIN AV SUITABLE OR NECESSARY OUT BLDGS TO BE BUILT ON SD LOT TO BE LOCATED
AT LEAST 100 FT BACK FR THE ST L
SUB MTG EDI FOR $1000

ASSESSOR'S OFFICE
RECEIVED
SEP 23 1965

103—N. J. DEED—BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. E O T ALL-STATE OFFICE SUPPLY CO. 49 EDISON PLACE, NEWARK 2, N. J.

BOOK 4113 PAGE 470

This Indenture,

Made the 16th. *day of* August *, in the year of our Lord* *One Thousand Nine Hundred and* Sixty-five (1965);

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J. AUG 19 11 43 AM '65 BOOK 4113 PAGE 470 Madeline R. Williams REGISTER

Between THELMA B. KEELER, Widow,

residing at No. 38 Macopin Avenue, *in the* Town *of* Montclair, *in the County of* Essex, *and State of* New Jersey, *party of the first part;*

And JOHN K. STEVENS and DALE K. STEVENS, his wife,

residing at No. 38 Macopin Avenue,

in *the* Town *of* Montclair, *in the County of* Essex, *and State of* New Jersey, *party of the second part:*

R.S. 31:40

Witnesseth, *that the said party of the first part, for and in consideration of* One Dollar, ($1.00), *lawful money of the United States of America,* and other good and valuable considerations, *to* her *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, 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* Town *of* Montclair, *in the County of* Essex, *and State of* New Jersey:

BEGINNING at a point on the Southerly line of Macopin Avenue, distant measured Easterly along the same 200 feet from its intersection with the Easterly side of Valley Road; thence (1) along said side of Macopin Avenue in a Southeasterly direction on a curve to the South with a radius of 1691.94 feet, a distance of 60 feet to the Northwesterly corner of land now or formerly belonging to Helen L. Neville; thence (2) along the Westerly line of her land South 40 degrees 7 minutes West 104.35 feet to line of land now or formerly of Tri-State Realty Association; thence (3) along the line of that land North 61 degrees 37 minutes West 56.54 feet; and thence (4) North 37 degrees 49 minutes East 114.47 feet to said side of Macopin Avenue and place of BEGINNING.

BEING No. 38 Macopin Avenue.

The above description is in accordance with a survey made by Dudley R. Shepard, Surveyor, dated July 26, 1965.

BEING the same premises conveyed to Ford G. Keeler and Thelma B. Keeler, his wife (party of the first part herein), by deed dated October 29, 1937, and recorded in the Essex County Register's Office on October 29, 1937 in Book S 92 of Deeds for said County, page 559. The said Ford G. Keeler died on July 7, 1953.

SUBJECT TO restrictions of record, if any, and the legal effect of municipal zoning ordinances of the Town of Montclair.

1775-57
38 Macopin Ave.
MAP 3 BLOCK C LOT 41

S 26 B & S

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

38 Macopin

MAP 3 BLOCK C LOT 41

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO _____ AND _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

DEED _____ Block _____ No. _____

Date of Deed OCT 29/37 19____ Liber S 92 pa. 559-560

Cons. $ 1. Ack'd OCT 29/37 19____ Recorded OCT 29/37 19____

Grantors

THE BLOOMFIELD SAVINGS
INSTITUTION
A CORP OF N.J.
$6.50 STAMPS

ACK BEFORE
M. HAROLD HIGGINS
M CC OF N.J.

Grantees

FORD G. KEELER
THELMA B. KEELER, HIS WF
MONTCLAIR

Premises MONTCLAIR

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE _____ AND TO _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT A PT ON THE S L OF MACOPIN AV DIST MEAS E ALG SA 200 FT FR ITS INTER WITH THE E S OF VALLEY RD
TH ALG SD S OF MACOPIN AV IN A S E DIR ON A CURVE TO THE SOUTH WITH A RADIUS OF ~~XXXX~~ 1691.94 FT A DIST OF 60 FT TO THE N W COR OF LD NOW OR FMLY BELONGING TO HELEN L. NEVILLE
TH ALG W L OF HER LD S 40° 8' W 104.35 FT TO L OF LD NOW OR FMLY OF TRI-STATE REALTY ASSN
TH ALG THE L OF THAT LD N 61° 37' W 56.54 FT
TH N 37° 49' E 114.47 FT TO SD S OF [OVER]

HAB.

T. 29A 4-37 12M J
F. U. T. & M. G. CO.

MACOPIN AV AND THE PL OF B•

RECITES B SA K 92 P 271

THIS CONV IS MADE SUB TO REGTRS OF REC•

R 28 B&S

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

38 Macopin Ave

MAP 3 BLOCK C LOT 41

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO _____ AND _____ HEIRS,
SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

DEED _____ Block _____ No. _____

Date of Deed JUNE 28/37 19____ Liber K 92 pa. 271-272

Cons. $ 150 Ack'd JUNE 29,30/37 19____ Recorded JUNE 30/37 19____

Grantors

AGNES M WALL, SINGLE
BLOO &
DOROTHY F COURTER &
WALTER F COURTER, HER HUS
E ORANGE

$6.50 STAMPS
ACK'D- FREDERICK C WALDRON, ATTY

Grantees

THE BLOOMFIELD SAVINGS
INSTITUTION, CORP NJ

Premises MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE _____ AND TO _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT PT ON S S MACOPIN AVE DIST MEAS E ALG SA
200FT FR INTER WITH E S VALLEY RD
TH ALG MACOPIN AVE IN SE DIR ON CURVE TO S WIT
RAD 1691.94FT DIST 60FT TO NW COR OF LD NOW
OR FMLY BLG TO HELEN L NEVILLE
TH ALG W L OF HER LD S 40° 8' W 104.35FT
TO LD NOW OR FMLY TRI-STATE REALTY ASSN
TH ALG L THAT LD N 61° 37' W 56.54FT
TH N 37° 49' E 114.47FT TO XXXXXXX MACOPIN AV
& B

[OVER]

T. 29A 4-37 12M J
F. U. T. & M. G. CO.

403.

RECITES SA S 69, 256

EMMA WALL DIED MAY 26/33 & BY HER L W &T DEVISED PREM TO HER 2 DAUGHTERS, AGNES M WALL & DOROTHY F WALL

SUB TO RESTRS OF REC.

SUB ALSO TO LIEN OF 2 MTGS AGGREGATING $6500 REC X 48, 129 AND OTHER V 59, 31 WH MTGS ~~XXX~~ SHALL NOT MERGE IN LEGAL TITLE TO PREM.

5 J WTTY

T 29 7-23 85M

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

DEED

Block No. MAP 3 BLOCK C LOT 41

Date of Deed DEC 7 1923 19 Liber pa.

Cons. $ 1. Ack'd DEC 7 1923 19 Recorded DEC 11 1923 19

Grantors

ALBERT S, TERHUNE
EMILY M, TERHUNE
HIS WF

STAMPS $6, 50

Grantees

EMMA WALL, WF OF
JOHN J, WALL.

Premises TOWN OF MONT

B AT A PT IN THE SLINE OF MACOPIN AV DIST E
200 FT FR E S OF VALLEY RD
TH ALG MACOPIN AV SE ON A CURVE TO THE SOUTH WITH
A RAD OF ~~XXX~~ 1691 94/100 FT, FOR A DIST OF
60 FT TO LAND OF HELEN L, NEVILLE
TH ALG W S OF OF HER LAND S 40° 8' W 104 ~~XX~~ 35/100 F
TH N 61° 37' W 56 54/100 F
TH N 37° 49' E 114 47/100 F TO MACOPIN AV & B
RECITES PART OF R 67 229

SUB TO BLDG RESTRS
SUB TO ZONING ORDINANCE
SUB MTG $5500 HELD BY BLOO SAVINGS INSTN
WHICH @ ASSUMES.

C 37 WTTY

MAP 3 BLOCK 6 LOT 41 42

T. 29 10-22 15M

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

DEED Block No.

Date of Deed DEC 1/22 19 Liber pa.

Cons. $ 1 Ack'd DEC 2/22 19 Recorded DEC 9/22 19

Grantors

TRI STATE REALTY ASSOCIATION
A CORP N,JK

A CORP N,J.

Premises

TOWN MONT

B AT PT ON S S OF MACOPIN W DIST E ALG SA 140 FT FR ITS INT WITH E S OF VALLEY RD
TH ALG SD S OF MACOPIN W S 53°21'E 30 FT
TH FURTHER ALG SA SE ON CURVE TO S WITH RAD OF 1691.94 FT FOR DIST 90 FT TO NW COR OF LD BLG TO HELEN L NEVILLE
TH ALG W L OF HER LD S 40°8'W 104.35FT
TH THRU LD OF ⊙ N 61°37'W 117.32 FT TO E L LD OF ALFRED H LLOYD
TH ALG SA N 37°48'E 123.5 FT TO SD S OF MACOPIN W AT B
RECITES --
BG PART OFLOTS 41 & 42 ON MAP OF LD BLG TO THE ⊙ IN MONT, MADE BY K D OWEN, OCT 1913
SUB TO EFFECT IF ANY OF ZONING ORD OF TOWN MONT SUB RESTRS NOW THEREON

3-6-

$4.50 STAMP

Grantees

ALBERT S TERHUNE
EMILY M HIS WF

M

#58 AON

ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK C LOT 42

40 Macopin 3400

.....W.....**DEED**

By

LILLIAN M GOMAN UNMARRIED
MONTCL

To

THOMAS E DEHONEY & YVONNE WIFE
MONTCL

Block ..... **Lot** .....

Dated 8-17-48 **Ack** 8-17-48

Rec. 8-18-48 **Book** F-112 320

Returned to: Watchung T & Mtge Gty Co
493 Bloomfield Ave Montcl

Stamps $12.10 **Cons.** $1.

Liens None

RECORDED SEP 12 1948 RECEIVED Per

.....ALL.....**INTEREST IN** .....MONTCLAIR.....**LANDS DESCRIBED AS FOLLOWS:**

B at a pt on the S sd of Macopin Ave dist meas E alg the same 140 ft from its inter with the E sd of Valley Road
TH alg sd sd of Macopin Ave S 53° 21' E 30 ft
TH further alg same in a S E dir on a curve to the S with a radius of 1691.94ft for a distance of 30 ft to the N W cor of land n/f belonging to J J & E Wall
TH alg the W l of their land S 37° 49' W 114.47 ft
TH N 61° 37' W 61.78 ft to the E l of land n/f bel nging to Alfred E Lloyd
TH alg the same N 37° 48' E 123.5 ft to sd sd of Macopin Ave and pl of B
RECITE S A B-97 332

S 48 WTTY

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

40 Macopin

MAP 3 BLOCK C LOT 42

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO _____ AND _____ HEIRS,
SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

DEED _____ Block _____ No. _____

Date of Deed JULY 11/40 19 Liber B 97 pa. 332-334

Cons. $ 1. Ack'd JULY 11/40 19 Recorded JULY 12/40 19

Grantors

SADIE FOSS GYLSEN, WID. OF FRED
GYLSEN
MONTCLAIR

NO STAMPS
ACK BEFORE
HARRY N. REEVES
M CC OF N. J.

Grantees

LILLIAN M. GOMAN
MONTCLAIR

Premises MONTCLAIR

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE _____ AND TO _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT A PT ON THE S S OF MACOPIN AVE DIST
MEAS E ALG THE SA 140 FT FR ITS INTER
WITH THE E S OF VALLEY RD
TH ALG SD S OF MACOPIN AVE S 53° 21' E 30 FT
TH FURTHER ALG SA IN A S E DIR ON A CURVE TO
THE S WITH A RADIUS OF 1691.94 FT FOR A DIST
OF 30 FT TO THE N W COR OF LD NOW OR FMLY
BELONGING TO J. J. AND E. WALL
TH ALG THE W L. OF THEIR LD S 37° 49' W
114.47 FT
TH N 61° 37' W 61.78 FT TO THE E L OF LD
NOW OR FMLY BELONGING TO ALFRED H. LLOYD
TH ALG THE SA N 37° 48' E 123.5 FT TO SD

OVER

C.F.P.

TS32-4.40-9M
N. J. R. T. I. CO.

S OF MACOPIN AVE AT THE PT AND PL OF B

RECITES B SA U 79 P 524 THE SD FRED C. GYLSEN HAVING DEPARTED THIS LIFE ON MARCH 25, 1937

SUB TO LIEN OF MUNI TAXES OF THE TOWN OF MONTCLAIR FOR 1939 AND 1940 AND RESTRS OF RECORD AND A $9,000. MTG MADE BY SD LINDSLEY AND WF TO SD WILLIAM M. GOMAN DT FEB 1 1928 AND RECD IN BK L 63 OF MTGS FOR ESSEX CO AT P 515.

B 56 MTTY

MAP 3 BLOCK C LOT 42

APPLICATION NO.....

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO.....AND.....HEIRS,

SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

DEED.....BLOCK.....NO.....

DATE OF DEED JUL 9/29 19..... LIBER.....PA.....

CONS. $ 1 ACK'D JUL 9/29 19..... RECORDED JUL 10/29 19.....

GRANTORS

FRED O. LINDSLEY
ESTHER C. LINDSLEY, HIS WF

GRANTEES

FRED C. GYLSEN
SADIE FOSS GYLSEN, HIS WF

J A.M.W.

PREMISES

MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE.....AND TO .....HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT A PT ON S S OF MACOPIN AV DIST MEAS E ALG SA 140 FT FR ITS INTER WITH E S OF VALLEY RD
TH ALG SD S OF MACOPIN AV S 53° 21' E 30 FT
TH FURTHER ALG SA IN SE DIR ON A CURVE TO S WITH A RAD OF 1691.94 FT FOR A DIST OF 30 FT TO NW COR OF LT LD NOW OR FMLY BLG TO J J & E HALL
TH ALG W L OF THEIR LD S 37° 49' W 114.47 FT
TH N 61° 37' W 60.78 61.78 FT TO E L OF LD NOW OR FMLY BLG TO ALFRED H LLOYD
TH ALG SA N 37° 48' E 123.5 FT TO SD S MACOPIN AV AT PT & PL B

[OVER]

OK
E.D.

FIDELITY UNION TITLE AND MORTGAGE GUARANTY COMPANY.

T. 28 1-29 60M P.

THIS DES BG IN ACCD WITH A SUR MADE BY MARSHALL A CONGLETON SUR DT OCT 29/24

BECITES SA O-77 488

SUB TO RESTR M-71 357

SUB TO MTG OF $9000 RECD L-63 515 HLED BY LILLIAN M GOMAN

H 35 B&S

MAP 3 BLOCK C LOT 42

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAD: UNTO ..... AND ..... HEIRS,
SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

DEED ..... BLOCK ..... NO. .....

DATE OF DEED FEB 3 1928 19 ..... LIBER ..... PA. .....

CONS. $ 1 ACK'D FEB 3 1928 19 ..... RECORDED FEB 4 1928 19 .....
TOWN OF WONT

GRANTORS

KATHARINE RUSSELL, UNMARRIED

GRANTEES

FRED O. LINDSLEY

PREMISES

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE ..... AND TO ..... HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

S ON S SIDE OF MACOPIN AV DIST MEASURED E ALG SA 140 FT FR ITS INTER WITH E S OF VALLEY RD TH ALG SD S OF MACOPIN AV S 53° 21' E 30 FT TH FURTHER ALG SA IN SE DIRECTION ON A CURVE TO S WITH A RAD OF 1691.94 FT FOR A DIST OF 30 FT TO NW COR OF LD NOW OR FMLY BLG TO J.J. & E.WALL

TH ALG W L OF TEIR LD S 37° 49' W 114.47 FT TH N 61° 37' W 61.78 FT TO E L OF LD NOW OR FMLY LG TO ALFRED H. LLOYD

TH ALG SA N 37° 48' E 123.5 ET TO SD S OF MACOPIN AV AT B

RECITES SA PREM CONVD TO G BY SD FRED O. LINDSLEY & WF BY DEED EDT

OK CB

T. 29 5-27 50M. F.

MAP 3 BLOCK C LOT 42

APPLICATION NO. H 34 B&S

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO ..... AND ..... HEIRS,
SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

DEED ..... BLOCK ..... NO. .....

DATE OF DEED FEB 3 1928 19 ..... LIBER ..... PA. .....

CONS. $ 1 ACK'D FEB 3 1928 19 ..... RECORDED FEB 4 1928 19 .....

GRANTORS

FRED O. LINDSLEY
ESTHER G. LINDSLEY HIS WF

GRANTEES

KATHARINE RUSSELL

PREMISES

TOWN OF MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE ..... AND TO ..... HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B ON S SIDE OF MACOPIN AV DIST MEASURED E ALG SA 140 FT FR ITS INTER WITH E S OF VALLEY RD
TH ALG SD S OF MACOPIN AV S 53° 21' E 30 ~~60~~ FT
TH FURTHER ALG SA IN SE DIRECTION ON A CURVE TO S WITH A RAD OF 1691.94 FT FOR A DIST OF 30 FT TO NW COR OF LD NOW OR FMLY BLG TO J.J. & E. WALL
TH ALG W L OF THEIR LD S 37° 49' W 114.47FT
TH N 61° 37' W 61.78 FT TO E L OF LD NOW OR FMLY BLG TO ALFRED H. LLOYD
TH ALG SA N 37° 48' E 123+5 FT TO SD S OF MACOPIN AV AT B

[OVER]

T. 29 5-27 50M. F.

RECITES SA PREM CONVD TO ⊖ BY DEED FR SAVINGS INVESTMENT &
TRUST CO OF E ORANGE DT JAN 31 1928 & ABT TO BE RECD
SIMULTANEOUSLY HEREWITH

H 33 B&S

MAP 3 BLOCK C LOT 42 ✓

APPLICATION NO.....

EXAMINED

RECORD OF INSTRUMENT

DEED ..... BLOCK ..... NO. .....

DATE OF DEED JAN 31 1928 19 ..... LIBER ..... PA. .....

CONS. $ 1 ACK'D JAN 31 1928 19 ..... RECORDED FEB 4 1928 19 .....

GRANTORS

SAVINGS INVESTMENT & TRUST
COMPANY OF EAST ORANGE
A CORP OF N J

GRANTEES

FRED O. LINDSLEY
ESTHER C. LINDSLEY HIS WF

PREMISES TOWN OF MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE.....AND TO .....HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B IN S SIDE OF MACOPIN AV DIST MEASURED
ELY ALG SA 140 FT FR ITS INTER WITH
E S OF VALLEY RD
TH ALG SD S OF MACOPIN W S 53° 21' E 30 FT
THFURTHER ALG SA IN SE DIRECTION ON A CURVE
TO S WITH A RAD OF 1691.94 FT FOR A DIST
OF 30 FT TO NW COR OF LD BLG TO J.J. & E.
WALL
TH ALG W L OF THEIR LD S 37° 49' W 114.47 11.47 FT
TH N 61° 37' W 61.78 FT TO E L OF LD BLG TO
ALFRED H. LLOYD
TH ALG SA N 37° 48' E 123.5 FT TO SD S OF
MACOPIN AV AT B

[OVER]

OK CP

T. 29 5-27 50M. F.

REGITES SA X-76 475 476

MAP 3 BLOCK C LOT 42

See Transfer

MAP 18 BLOCK A LOT 11B

MAP 3 BLOCK C LOT 42

Oct. 8, 1927

HOWARD BOND
MADE IN U.S.A.

See Trans.

MAP 18 BLOCK E LOT 11

20 J WTTY

APPLICATION NO. T 19 7-23 85M

EXAMINED
RECORD OF INSTRUMENT

DEED Block No. MAP 3 BLOCK C LOT 42

Date of Deed NOV 18 1924 19 Liber pa.

Cons. $ 1 Ack'd NOV 18 1924 19 Recorded DEC 11 1924 19

Grantors

THOMAS F. MURRIN INC
A CORP

STAMPS --

Grantees

FRED O. LINDSLEY JR

Premises TOWN OF MONT

B IN THE S S OF MACOPIN AV DIST E ALG SA 140 FT FR
E S OF VALLEY ROAD
THE ALG MACOPIN AV S 53° 21' E 30 FT
THE FURTHER ALG SA SE ON A CURVE TO THE SOUTH WITH
A RAD OF 1691 94/100 FT, FOR A DIST OF 30 FT TO
NW COR J. J. & E. WALL
THE ALG W S OF THEIR LAND S 37° 49' W 114 47/100 FT
THE N 61° 37' W 61 78/100 FT TO E S OF ALFRED H. LLOYD
THE ALG SA N 37° 48' E 123 5/10 FT TO MACOPIN AV & B

RECITES SA CONVD TO ① BY GEO BOOTH & ELLA HIS WF
OCT 22 1924
SUB TO BLDG RESTRS & ZONING ORDINANCE
SUB TO MTG $5500.

19 J

B&S

MAP 3 BLOCK C LOT 42

APPLICATION NO. T 19 7-23 85M

EXAMINED

RECORD OF INSTRUMENT

DEED Block No.

Date of Deed OCT 22 1924 19 Liber pa.

Cons. $ 1 Ack'd OCT 22 1924 19 Recorded X DEC 11 1924 19

Grantors

GEORGE BOOTH

ELLA BOOTH HIS WF

STAMPS --

Grantees

THOMAS F. MURRIN, INC

A CORP

Premises TOWN OF MONT

B AT A PT IN THE S S OF MACOPIN AV DIST E ALG SA 140 FT FR E S OF VALLEY ROAD

TH ALG MACOPIN AV S 53° 21' E 30 FT

TH FURTHER ALG SA SE ON A CURVE TO THE SOUTH WITH A RADUS OF 1691 94/100 FT A DIST OF 30 FT TO NW COR OF LAND BLG TO J. J. & E. WALL.

TH ALG W LINE OF THEIR LAND S 37° 49' W 114 47/100 FT

TH N 61° 37' W 61 78/100 FT TO E S OF ALFRED H. LLOYD

TH ALG SA N 37° 48' E 123 5/10 FT TO MACOPIN AV & B

RECITES SA H 70 550

SUB TO RESTRS THAT NO OTHER THAN A SINGLE FAMILY DWLG HOUSE SHALL BE BUILT ON THIS LOT OR SO MUCH THF AS IS HEREBY CONVD, EACH DWLG HOUSE TO COST NOT LESS THAN $8000. WHEN ERECTED THE FRONT FOUNDATION WALLS OF SUCH DWLG HOUSE TO BE AT LEAST 35 FT BACK FR MACOPIN AV

OVER

& NO GARAGE OR OTHER OUT BLDG SHALL BE BUILT NEARER TO MACOPIN AV THAN 80 FT,
SUB ALSO TO THE EFFECT, IF ANY, OF THE ZONING ORDINANCE OF TOWN OF MONT,

SUB TO MTG $5500,

60 J WTTY

T 29 -.24 50M

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

DEED Block No.

MAP 3 BLOCK C LOT 42 ✓

Date of Deed AUG 2 1924 19 Liber pa.

Cons. $ 1 Ack'd AUG 2 1924 19 Recorded AUG 4 1924 19

Grantors

MARY E, MURRIN
THOMAS F, MURRIN HER HUS

STAMPS $5, 50

Grantees

GEORGE BOOTH,

Premises

TOWN OF MONT

B AT A PT IN THE S S OF MACOPIN AV DIST E 140 FT FR E S OF VALLEY ROAD
TH ALG MACOPIN AV S 53° 21' E 30 FT
TH ALG SA SE ON A CURVE TO THE SOUTH WITH A RAD OF 1691 94/100 FT, FOR A DIST OF 30 FT TO NW COR LD BLG TO J, J, & E, WALL
TH ALG W S OF THEIR LAND S 37° 49' W 114 47/100 FT
TH N 61° 37' W 61 78/100 FT TO E L OF ALFRED H, LLOYD
TH ALG SA N 37° 48' E 123 5/10 FT TO MACOPIN AV & B

RECITES SA PREM CONVD TO @ BY ALBERT S, THERHUNE & WF JULY 1 1924 REC AUG 1 1924

SUB TO BLDG RESTRS

SUB TO MTG $5500,

Z 115 WTTY

MAP 3 BLOCK C LOT 42

T. 29 5-24 50M

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

DEED Block No.

Date of Deed JULY 1/24 19 Liber pa.

Cons. $ 1 Ack'd JULY 1/24 19 Recorded AUG 1/24 19

Grantors

ALBERT S, TERHUNE
EMILY M, TERHUNE, HIS WF
TOWN OF BLOO

$6.50 STAMPS

Grantees

MARY E, MURRIN

Premises

TOWN OF MONT
B AT PT ON S S MACOPIN AV DIST MEASURED ELY ALG SA 140 FT FR ITS INTER WITH E S OF VALLEY RD TH ALG SD S OF MACOPIN AV S 53° 21' E 30 FT TH FURTHER ALG SA IN SE DIR ON CURVE TO S WITH RADIUS OF 1691.94 FT FOR DIST OF 30 FT TO NW COR OF LD BLG TO J, J, & E WALL
TH ALG W L OF THEIR LD S 37° 49' W 114.47 FT TH N 61° 37' W 61. 78 FT TO E L OF LD BLG TO ALFRED H, LLOYD
TH ALG SA N 37° 48' E 123. 5 FT TO SD S OF MACOPIN AV & B

SUB TO RESTRICTIONS THAT NO OTHER THAN SINGLE FAMILY DWELLING HOUSE SHALL BE BUILT ON THIS LOT OR SO MUCH THEREOF AS IS HEREBY CONVD EACH DWELLING HOUSE TO COST NOT LESS THAN $8,000

[OVER]

WHEN ERECTED, FRONT FOUNDATION WALLS OF SUCH DWELLING HOUSE TO BE AT LEAST 35 FT BACK FR MACOPIN AV & NO GARAGE OR OTHER OUTBLDGS SHALL BE BUILT NEARER TO MACOPIN AV THAN 80 FT

SUB ALSO TO EFFECT, IF ANY, OF ZONING ORDINANCE OF TOWN OF MONT

RECITES BG 80 LOTS CONVD BY DEED RECD R-67 229-230

Levine 665 Mus Ave JC

ASSESSOR'S OFFICE

RECEIVED JAN 9 1969

103—DEED - BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. ARY

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19717

This Indenture,

Made the 27th day of November 19 68,

Between

MILDRED A. WALLEY

residing at 64 Macopin Avenue in the Town of Montclair in the County of Essex and State of New Jersey herein designated as the Grantors,

And

NICOLAS COCJA and FULVIA COCJA, his wife about to reside at 64 Macopin Avenue

~~residing or located at~~ in the Town of Montclair in the County of Esse x and State of New Jersey herein designated as the Grantees;

Witnesseth, that the Grantors, for and in consideration of $27,000.00, being the monetary value of the entire compensation paid ~~or to be~~ paid for the transfer of title to the lands herein described,

lawful money of the United States of America, to the Grantors 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 Grantors being therewith fully satisfied, do 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 Town of Montclair in the County of Essex and State of New Jersey, more particularly described as follows:

BEGINNING in the southerly line of Macopin Avenue distant easterly along said line 80 feet from its intersection with the easterly line of Valley Road; thence along the southerly line of Macopin Avenue South 53 degrees 21 minutes East 60 feet; thence South 37 degrees 48 minutes West 146.90 feet; thence North 61 degrees 21 minutes West 57.60 feet; and thence North 36 degrees 39 minutes East 154.89 feet to Macopin Avenue at the point of BEGINNING.

Being the same premises conveyed to Mildred A. Walley, by Robert F. Greacen, John L. Greacen, and Robert A. Greacen, Executors under the Last Will and Testament of Samuel L. Greacen, deceased, by deed dated July 10, 1958 and recorded July 17, 1958 in Essex County Deed Book 3574 at page 434.

COUNTY OF ESSEX CONSIDERATION 27,000

64 Macopin Ave

2325803

MAP 3 BLOCK C LOT 43

ASSESSOR'S OFFICE
RECEIVED
AUG 18 1958
ESSEX COUNTY

BOOK 3574 PAGE 434

THIS INDENTURE, made the 10th day of July in the year of our Lord One Thousand Nine Hundred and Fifty-eight,

BETWEEN ROBERT F. GREACEN of the City of White Plains, County of Westchester and State of New York, JOHN L. GREACEN of the City of Scarsdale, County of Westchester and State of New York, and ROBERT A. GREACEN of the Borough of Merchantville, County of Camden and State of New Jersey, as executors under the last will and testament of Samuel L. Greacen, deceased, late of the Town of Montclair, County of Essex and State of New Jersey, parties of the first part,

AND MILDRED A. WALLEY, residing at 69 Valley Road, Town of Montclair, County of Essex and State of New Jersey, party of the second part,

WITNESSETH, that whereas the said Samuel L. Greacen died on February 3, 1958, and in and for his last will and testament, dated May 29, 1956, and duly admitted to probate by the Surrogate of the County of Essex on February 21, 1958, did duly authorize and empower his executors, in their discretion, to sell and convey any and all of his real estate and to give good and sufficient deed therefor and did, in and by said last will and testament, duly name and constitute the aforesaid Robert F. Greacen, John L. Greacen and Robert A. Greacen, parties of the first part aforesaid, as the executors of his said last will and testament,

NOW, THEREFORE, THE SAID PARTIES OF THE FIRST PART, by virtue of the power and authority in them vested by the said last will and testament, for and in consideration of the sum of Fifteen Thousand One Hundred ($15,100.00) Dollars, lawful money of the

REGISTER'S OFFICE
ESSEX COUNTY, N.J.
JUL 17 1 32 PM '58
REGISTER

United States of America, to them in hand paid by the said party of the second part, at or before the ensealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, remise, release, convey and confirm unto the said party of the second part, and to her heirs and assigns forever,

ALL that certain lot, tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the Town of Montclair in the County of Essex and State of New Jersey

BEGINNING in the southerly line of Macopin Avenue distant easterly along said line 80 feet from its intersection with the easterly line of Valley Road; thence along the southerly line of Macopin Avenue South 53 degrees 21 minutes East 60 feet; thence South 37 degrees 48 minutes West 146.90 feet; thence North 61 degrees 21 minutes West 57.60 feet; and thence North 36 degrees 39 minutes East 154.89 feet to Macopin Avenue at the point of BEGINNING.

TOGETHER with all the estate, right, title and interest of the said parties of the first part and of the said decedent, at the time of his decease, in and to so much of Macopin Avenue as lies in front of the said premises to the center line thereof.

BEING lot #43 on the map of property at one time belonging to the Tri-State Realty Association, made by K. D. Owen, C. E.

SUBJECT to the easement of a brook running along the rear of the above described premises; the restrictions that the said premises shall be used for residential purposes only and that there shall be erected thereon only one single family dwelling house to cost not less than Fifty-five Hundred Dollars when erected and to be located so that the front foundation walls shall be at least thirty-five feet back from the front line of the lot and that no other buildings shall be erected thereon except suitable or necessary outbuildings to be used in connection with a private residence and such buildings to be erected at least one hundred feet back from the front line of

BOOK 3574 PAGE 436

the lot; other restrictions of record, if any; zoning ordinances and regulations; and such facts as an accurate survey of the premises may disclose.

BEING the same premises conveyed to the said Samuel L. Greacen by deed from Alfred H. Lloyd and Charlotte T. Lloyd, his wife, dated October 21, 1924, and recorded on November 3, 1924, in the Register's Office of the County of Essex in Book I 71 of Deeds for said county on pages 430 &c.

Z 55 WTTY

MAP 3 BLOCK C LOT 43

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

DEED Block No.

Date of Deed OCT 21/24 19 Liber pa.

Cons. $ 1 Ack'd OCT 21/24 19 Recorded NOV 3/24 19

Grantors

ALFRED J, LLOYD
CHARLOTTE T, LLOYD, HIS WF

$7. STAMPS

Grantees

SAMUEL L, GREACEN

Premises

TOWN OF MONT
B IN S L MACOPIN AV DIST E ALG SD L 80 FT
FR ITS INTER WITH E L VALLEY RD
TH ALG S L MACOPIN AV S 53° 21' E 60 FT
TH S 37° 48' W 146.90 FT
TH N 61° 21' W 57.60 FT
TH N 36° 39' E 154.89 FT TO MACOPIN AV & B

TOGETHER WITH ALL RIGHT, TITLE & INT OF @ IN & TO SO MUCH OF MACOPIN AV AS LIES IN FRONT OF SD PREM TO CENTER L THEREOF

BG LOT 43 ON MAP BLG TO TRI STATE REALTY ASSN MADE BY K, D, OWEN, C, E,

RECITES SA G-63 315-16

SUB TO RESTRICTIONS THAT SD PREM SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY, & THAT

[OVER]

THERE SHALL BE ERECTED THEREON ONLY IN SINGLE FAMILY DWELLING HOUSE TO COST NOT LESS THAN $5500 WHEN ERECTED & TO BE LOCATED SO THAT FRONT FOUNDATION WALLS SHALL BE AT LEAST 35 FT BACK FR FRONT L OF LOT. NO OTHER BLDGS TO BE ERECTED THEREON, EXCEPT SUITABLE OR NECESSARY OUTBLDGS TO BE USED IN CONNECTION WITH PRIVATE RESILENCE, & SUCH BLDGS TO BE ERECTED AT LEAST 100 FT BACK FR FRONT L OF LOT

SUB TO EASEMENT OF BROOK RUN ALG REAR OF ABOVE DSCRD PREM

SUB ALSO TO MTG IN SUM OF $4200 NOW LIEN ON PREM, HELD BY JOSEPH H. BOYD, WHICH @ ASSUMES

37 J B&S 37 J

MAP 3 BLOCK 6 LOT 43

T. 29 1-22 15M

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

3-6-43

DEED Block No.

Date of Deed MAR 15 1922 MAR 18 1922 19 Liber pa.

Cons. $ 1. Ack'd 19 Recorded MAR 18 1922 19

Grantors

ALFRED H, LLOYD
CHARLOTTE T, LLOYD HIS WF,

STAMPS --

Grantees

MARY HAFER,

Premises TOWN OF MONT

B AT A PT IN THE S LINE OF MACOPIN AV DIST E ALG SD LINE 80 FT FR E S OF VALLEY RD
TH ALG SL MACOPIN AV S 53° 21' E 60 FT
TH S 37° 48' W 146 90/100 FT
TH N 61° 21' W 57 60/100 FT
TH N 36° 39' E 154 89/100 FT TO MACOPIN AV & B

TOGETHER WITH ALL RIGHT TITLE & INT IN & TO SO MUCH OF MACOPIN AV, AS LIES IN FRONT & PREM TO CENTRE LINE THF.

BG LOT NO 43 MAP OF TRI-STATE REALTY ASSOCIATION MADE BY K, D, OWEN, C, E.

RECITES SA G 63 315

SUB TO RESTRS AFFECTING & PREM.

M

38 J B&S

T. 29 1-22 15M

APPLICATION NO.

EXAMINED
RECORD OF INSTRUMENT

3-6-43

DEED Block No. MAP 3 BLOCK 6 LOT 43

Date of Deed MAR 15 1922 19 Liber pa.

Cons. $ 1. Ack'd MAR 18 1922 19 Recorded MAR 18 1922 19

Grantors

~~MARY HAFER WIDOW~~

MARY HAFER, UNMARRIED

STAMPS --

Grantees

ALFRED H, LLOYD

CHARLOTTE T, LLOYD HIS WF,

Premises

TOWN OF MONT

B AT A PT IN THE S LINE OF MACOPIN AV DIST E 80 FT FR E S OF VALLEY RD
TH ALG S L MACOPIN AVE S 53° 21' E 60 FT
TH S 37° 48' W 146 90/100 FT
TH N 61° 21' W 57 60/100 FT
TH N 36° 39' E 154 89/100 FT TO MACOPIN AV & B

TOGETHER WITH ALL RIGHT TITLE & INT IN & TO SO MUCH OF MACOPIN AV AS LIES IN FRONT OF SD PREM TO CENTRE LINE THF,
BG LOT NO 43 ON MAP BLG TO THE TRI-STATE REALTY ASSOCIATION, MADE BY K, D, OWEN C, E,

RECITES SA CONVD TO ⓓ BY ALFRED H, LLOYD & WF EDT, SUB TO RESTRS OF RECORD.

C 43 WTTY

APPLICATION No.

EXAMINED

RECORD OF INSTRUMENT

DEED Block No. MAP 3 BLOCK 6 LOT 43

Date of Deed MAR 25/20 19 Liber pa.

Cons. $ 1 Ack'd MAR 25/20 19 Recorded MAR 27/20 19

Grantors

JOHN F O'NEILL
MARY A HIS WF

$5 STAMP

Grantees

ALFRED H LLOYD

Premises

TOWN MONT

B IN S L OF MACOPIN AV DIST E ALG SD L 80 FT FR ITS INTERSECT WITH E L OF VALLEY RD TH ALG S L OF MACOPIN AV S 53°21' E 60 FT
S 37°48' W 146.90 FT
N 61°21' W 57.60 FT
N 36°39' E 154.89 FT TO MACOPIN AV AT B

TOGETHER WITH ALL RIGHT, TITLE & INTOF © IN & TO SO MUCH OF MACOPIN AV AS LIES IN FRONT OF SD PREMS TO CENTER L THF

BG LOT #43 ON MAP BLG TO TRI-STATE REALTY ASSOCIATION MADE BY K D OWEN, C.E

RECITES SA D 52 173

SUB RESTRS THAT SD PREMS SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY & THAT THERE SHALL BE ERECTED THEREON ONLY ONE SINGLE FAMILY DWLG HOUSE TO COST NOT LESS THAN $5500 WHEN ERECTED, AND TO BE LOCATED SO THAT THE FRONT FOUNDATION WALLS SHALL BE AT LEAST 35 FT BACK FR THE FRONT

OVER

L OF THE LOT, NO OTHER BLDGS TO BE ERECTED THEREON, EXCEPT SUITABLEOR NECESSARY OUTBLDGS TO BE USED IN CONNECTION WITH A PRIVATE RESIDENCE, ANY SUCH BLDGS TO BE ERECTED AT LEAST 100 FT BACK FR THE FRONT L OF THE LOT

W 14 WTTY

11-12-10M—G

APPLICATION NO.
EXAMINED
RECORD OF INSTRUMENT

3. C. 43. ✓

DEED Block No.

Date of Deed DEC 16/12 191 Liber pa.

Cons. $ 1 Ack'd DEC 16/12 191 Recorded DEC 20/12 191

Grantors

NIELS PEDERSEN
CHRISTINA PEDERSEN HIS WF

Grantees

JOHN F O'NEILL

Premises

TOWN OF MONT

B AT PT IN S L MACOPIN AV DIST E ALG SD L 80 FT FR ITS INTERSEC WITH E L VALLEY RD

TH ALG S L MACOPIN AV S 53° 21' E 60 FT

S 37° 48' W 146 90/100 FT

N 61° 21' W 57 60/100 FT

N 36° 39' E 154 89/100 FT TO MACOPIN AV AT B

TOGETHER WITH ALL RIGHT TITLE & INT OF ① IN & TO SO MUCH OF MACOPIN AV AS LIES IN FRONT OF SD PREM TO CENTRE L THF

BG LOT NO 43 ON MAP ENTITLED "MAP OF LD BLG TO TRI STATE REALTY ASSO SITUATE IN MONT MADE BY K, D, OWEN, C, E, SUB TWO MTGS

$4800 ② ASSUMES

W 33 WTTY

20M 1-11

APPLICATION NO.
EXAMINED
RECORD OF INSTRUMENT

DEED Block No. 3 E 43

Date of Deed APL 20/11 191 Liber pa.

Cons. $ 1 Ack'd APL 20/11 191 Recorded APL 24/11 191

Grantors

TRI STATE REALTY ASSO,
A CORP

Grantees

NIELS PEDERSEN

Premises TOWN OF MONT

B AT PT IN S L MACOPIN AV DIST E ALG SD L 80 FT FR INTERSEC WITH E L VALLEY RD
ALG S L MACOPIN AV S 53° 21' E 60 FT
S 37° 48' W 146 90/100 FT
N 61° 21' W 57 61/100 FT
N 36° 39' E 154 89/100 FT TO MACOPIN AV & B

TOGETHER WITH ALL THE RIGHT, TITLE & INT OF GR TO SO MUCH OF MACOPIN AV AS LIES IN FRONT OF SD LOT TO CENTRE L THF

BG LOT NO 43 ON MAP ENTITLED "MAP OF LD BLG TO THE TRI STATE REALTY ASSO, SITUATED IN TOWN OF MONT, ESSEX COUNTY N, J, MADE BY K D OWEN C, E,

SUB TO THE RESTRS, THAT SD PREM SHALL BE USED FOR NO OTHER THAN RESIDENTIAL PURPOSES & THAT THERE

BAKER PRINTING CO., NEWARK.

SHALL BE ERECTED THEREON ONLY ONE SINGLE FAMILY DWLG HOUSE TO COST NOT LESS THAN $5500 WHEN ERECTED, & TO BE LOCATED SO THAT TH FRONT FOUNDATION WALLS SHALL BE AT LEAST 35 FT BACK FR THE FRONT L OF THE LOT NO OTHER BLDGS TO BE ERECTED THEREON EXCEPT SUITABLE OR NECESSARY OUT BLDGS TO BE USED IN CONNECTION WITH PRIVATE RESIDENCE, ANY SUCH OUT BLDGS TO BE ERECTED AT LEAST 100 FT BACK FR THE FRONT L OF THE LOT

SUB MTG $800 COVERING PREM GIVEN BY ⊕ TO HOWRD S MC ILVAIN

103—DEED - BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. A R Y

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10325

This Indenture,

Made the 25th *day of* April *19* 68,

Between

JOSEPHINE E. TIERNEY, widow

ASSESSOR'S OFFICE RECEIVED MAY 10 1968 Per

residing at 789 Valley Road *in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey *herein designated as the Grantors,*

And

PETER L. MERKEL and BONNIE A . MERKEL, his wife

about to reside at 789 Valley Road

residing xx located at x in the Town *of* Montclair *in the County of* Essex *and State of* New Jersey *herein designated as the Grantees;*

Witnesseth, *that the Grantors, for and in consideration of* ONE ($1.00) DOLLAR and other good and valuable consideration

lawful money of the United States of America, to the Grantors 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 Grantors being therewith fully satisfied, do 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* Town *of* Montclair *in the County of* Essex *and State of New Jersey, more particularly described as follows:*

BEGINNING at a point in the Easterly side of Valley Road, at its intersection with the Southerly side of Macopin Avenue; thence in a Southerly direction along the said Easterly side of Valley Road, South thirty-six degrees, thirty-nine minutes West one hundred six and thirteen hundredths feet to land of Charles J. and Madeline Duke thence along said Duke's line, South 52 degrees 48 minutes 30 seconds East eighty-feet, to the Westerly line of lot No. 43 as shown on a map entitled "Map of land belonging to the Tri-State Realty Association, situated in Montclair, N.J." made by K. D. Owen, October 1913; thence along the Westerly line of said lot No. 43, North thirty-six degrees thirty-nine minutes East one hundred six and eighty-nine hundredths feet to the Southerly side of Macopin Avenue; thence along said last mentioned line North fifty-three degrees, twenty-one minutes West eighty-feet, to the Easterly side of Valley Road, at the point or place of BEGINNING.

Subject to restrictions and easements of record, such facts as an accurate survey may disclose and the zoning ordinances of the Town of Montclair.

Being the same premises conveyed to the grantor by deed from P. Clive Potts and Mary C. Potts, his wife, dated May 21, 1955 and recorded in the Essex County Register's Office on May 24, 1955 in Deed Book 3318 at page 477, etc.

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J. APR 25 11 41 AM '68 Madeline G. Williams REGISTER

212/623 789 Valley Road MAP 3 BLOCK C LOT 44

MAP 3 BLOCK C LOT 44

#2 A. R.

ESSEX COUNTY REGISTER'S OFFICE

769 Valley Rd
5400

W **DEED**

By P. OLIVE POTTS &
MARY C. HIS WIFE
MONTCLAIR

To JOSEPHINE E. TIERNEY, WIDOW
MONTCLAIR

Block **Lot**

Dated 5/21/55 **Ack** 5/21/55

Rec. 5/24/55 **Book** 3318 477

Returned to: Cornell & Andresakes
6 So Fullerton Ave.,
Montclair

Stamps $18.70 **Cons.** $1.00

Liens -

ASSESSOR'S OFFICE REALTY TRANSFER JUN 13 1955 Rec'd Per

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B at a pt in the E s of Valley Rd at its int with the S s of Macopin Ave.,

TH in a S direction alg the sd E s of Valley Rd S 36° 39 min W 106.13 ft to land of Charles & Madeline Duke;

TH alg sd Duke's line S 53° 21 min E 80 ft to the W line of Lot #43 as shown on a Map ent "Map of land blg to the Tri State Realty Ass'n. situated in Montclair, N. J." made by K. D. Owen Oct. 1913

TH alg the W line of sd lot #43 N 36° 39 min E 106.89 ft to the S s of Macopin Ave.,

TH alg sd l/m line N 53° 21 min W 80 ft to the E s of Valley Rd at the pt or pl of B.

RECITE: SA I-99 248

D 52 WTTY

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

789 Valley

MAP 3 BLOCK C LOT 44

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO ____ AND ____ HEIRS.

SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

T 532—9-41—15M
N. J. R. T. I. CO.

DEED ____ Block ____ No. ____

Date of Deed OCT 20/41 19 Liber ____ pa. ____

Cons. $ 1. Ack'd OCT 20/41 19 Recorded OCT 21/41 19

Grantors

JAMES D. BOYD AND
MATTIE BOYD, HIS WF,
MONTCLAIR, N.J.
97.15 STAMPS
ACK'D- P. CLIVE POTTS
789 VALLEY RD
UPPER MONTCLAIR, N.J.

Grantees

P. CLIVE POTTS AND
MARY C. POTTS, HIS WF,
MONTC.

Premises MONTC.

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE ____ AND TO ____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT A PT IN THE E SIDE OF VALLEY RD AT ITS INTER WI THE S SIDE OF MACOPIN AVE,
TH IN A S DIREC ALG THE SD E SI OF VALLEY RD S 36° 39' W 106.13 FT TO LAND OF CHARLES J. AND MADELINE DUKE,
TH ALG SD DUKE'S LI S 53° 21' E 80 FT TO THE W LI OF LOT #43 AS SHOWN ON A MAP ENTITLED "MAP OF LAND BELG TO THE TRI STATE REALTY ASS'N, SIT IN MONTCLAIR, N.J." MADE BY K.D. OWEN OCTOBER 1913
TH ALG THE W LI OF SD LOT #43 N 36° 39' E 106.89 FT TO THE S SIDE OF MACOPIN AVE,
TH ALG SD LAST MENTD LI N 53° 21' W 80 FT

[OVER]

717

TO YHE E SIDE OF VALLEY RD AT THE PT OR PL OF B. TOGETHER WI ALL THE RIGHT, TITLE AND INT OF @ IN AND TO SO MUCH OF MACOPIN AVE AND VALLEY RD AS LIES IN FRONT OF SD LOT TO THE CENTRE LINES THEREOF. BG THE N PORTION OF LOT NO. 44 AS SHOWN ON ABV MENTD MAP. BG THE SA PREM CONVD BY U 65 OF DEEDS, P 118 ETC. AND LATER CONVED BY BK # 69 OF DEEDS OF ESSEX CO. P 50-52.

THIS PROP IS SOLD SUBJ TO THE RESTRS OF REC.

S 13 B & S

MAP 3 BLOCK 6 LOT 44

T. 29 5-23 15M

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

DEED Block No.

Date of Deed JULY 9/23 19 Liber pa.

Cons. $ 1 Ack'd JULY 9/23 19 Recorded JULY 9/23 19

3-6-

Grantors

HARRY W. LINDEMAN, UNMARRIED

NO STAMPS

Grantees

JAMES O BOYD

MATTIE BOYD, HIS WF

Premises

TOWN MONT

B E S VALLEY RD AT INTER WITH S S MACOPIN AV

TH S ALG SD E S VALLEY RD S 36° 39 'WN 106.13 FT TO LD OF CHARLES J & MADELINE DUKE

TH ALG SD DUKES L S 53° 21 'E 80 FT TO W L LOT #43 ON MAP OF LD BELG TO TRI-STATE REALTY ASSN. MADE BY K.D.OWEN, OCT. 1913

TH ALG W L LOT #43 N 36° 39 'E 106.89 FT TO S S MACOPIN AV

TH ALG LAST MENT L N 53° 21 'W 80 FT TO E S VALLEY RD & B

TOGETHER WITH ALL RIGHT, TITLE & INT OF ⊙ IN & TO SO MUCH OF MACOPIN AV & VALLEY RD AS LIES IN FRONT OF SD PREM TO CEN L THF

BG NLY RD. LOT #44 ON ABV MENT MAP

SUB TO RESTRIC OF REC.

RECITES SA PREM ONVD TO ⊙ BY DEED ⊙ E.D.L

SUB TO ALL ENCUMBRANCES.

S 12 WTTY

APPLICATION NO. T. 29 5-23 15M

EXAMINED
RECORD OF INSTRUMENT

3-6-

MAP 3 BLOCK 6 LOT 44

DEED Block No.

Date of Deed JULY 9/23 19 Liber pa.

Cons. $ 1 Ack'd JULY 9/23 19 Recorded JULY 9/23 19

Grantors

JAMES O BOYD

MATTIE, HIS WF

NO STAMPS

Grantees

HARRY W. LINDEMAN, SINGLE

Premises

TOWN MONT.

B E S VALLEY RD AT INTER WITH S S MACOPIN AV
TH S ALG SD E S VALLEY RD S 36° 39 'W 106.13 FT TO LD
OF CHARLES J & MADELINE DUKE
TH ALG SD DUKES L S 53° 21 'E 80 FT TO W L LOT 43
TH ALG W L SD LOT 43 N 36° 39 'E 106.89 FT TO S S
MACOPIN AV
TH ALG SD LAST MENT L N 53° 21 'W 80 FT TO E L
VALLEY RD & B
TOGETHER WITH ALL RIGHT, TITLE & INT OF GR IN & TO
SO MUCH OF MACOPINE AV & VALLEY RD AS LIES IN FRONT
OF SD PREM TO CENTER
BG NLY RD LOT #44 ON MAP OF LD BELG TO TRI-STATE
REALTY ASSN. MADE BY K.D.OWEN, OCT. 1913
SUB TO RESTRIC OF REC.
RECITES SA U.65 118

C 75 WTTY

APPLICATION No.

EXAMINED
RECORD OF INSTRUMENT

$2 STAMP

3-C-44 part?

Can No

DEED Block No.

Date of Deed OCT 5/21 19 Liber pa.

Cons. $ 1 Ack'd OCT 5/21 19 Recorded OCT 6/21 19

Grantors

TRI-STATE REALTY ASSOCIATION
A CORP N,J,

Grantees

JAMES O BOYD
MATTIE HIS WF

Premises

TOWN MONT

B AT PT IN E S OF VALLEY RD AT ITS INT WITH S S OF MACOPIN AV
THS ALG SD E S OF VALLEY RD S 36°39'W 106.13 FT TO LD OF CHARLES J AND MADELINE DUKE
TH ALG SD DUKE'S L S 53°21'E 80 FT TO W L OF LOT # 43 AS SHOWN ON MAP ENTITLED MAP OF LD BLG TO THE TRI-STATE REALTY ASSOCIATION SIT IN MONT,N,J,! MADE BY K,D,OWEN,OCT 1913
TH ALG W L OF SD LOT NO 43, N 36°39'E 106.89 FT TO S S OF MACOPIN AV
TH ALG SD LAST MENTD L N 53°21'W 80 FT TO E S OF VALLEY RD AT B
TOGETHER WITH ALL RIGHT,TITLE & INT OF @ IN & TO SO MUCH OF MACOPIN AV & VALLEY RD AS LIES IN FRONT OF SD LOT TO CENTRE LINES THF
BG N PORTION OF LOT NO 44 AS SHOWN ON ABV MENTD MAP
OVER

SUB TO RESTR THAT THE PREMS SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY, & THAT THERE SHALL BE BUILT THEREON ONLY ONE SINGLE FAMILY DWLG TO COST NOT LESS THAN $6000, WHEN COMPLETED, THE EXTERIOR PLAN TO BE SUBMITTED TO AND APPROVED BY THE TRI-STATE REALTY ASSN, THE FOUNDATION WALLS OF SD DWLG TO BE 25 FT BACK FR VALLEY RD & 35 FT BACK FR MACOPIN AV. A PRIVATE GARAGE MAY BE ERECTED ON SD LOT FOR USE IN CONNECTION WITH SD DWLG, SD GARAGE TO BE AT LEAST 55 FT BACK FR VALLEY RD & 75 FT BACK FR MACOPIN AV

SUB REGULATIONS OF THE BLDG ZONE ORDINANCE ADOPTED BY THE BOARD OF COMMRS OF THE TOWN OF MONT ON MAY 19/21 INSOFAR AS THEY AFFECT THE PREMS IN QUESTION

C 30 WTTY

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

785 Valley

MAP 3 BLOCK C LOT 45

APPLICATION NO. _____

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO _____ AND _____ HEIRS,
SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

DEED _____ Block _____ No. _____

Date of Deed FEB 26/38 19____ Liber L 93 pa. 78 - 80

Cons. $ 1 Ack'd FEB 26/38 19____ Recorded FEB 28/38 19____

Grantors

CLARA T WILKINS SIMMONS,
WIDOW
POST-VILLAGE, GREENWICH, CONN

$1.50 STAMPS

ACKD ARTHUR HARRIS - N C C

Grantees

CORNELIUS MICHAEL EGAN
LORETTA F L EGAN, HIS WF
MONT

Premises

MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE _____ AND TO _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT A PT IN S ELY L OF VALLEY RD DIST S WLY ALG SA 106.13 FT FR ITS INTER WITH S WLY LI OF MACOPIN AVE AND RG
TH ALG SD S ELY L OF VALLEY RD S 36° 39' W 60 FT TO L OF LD NOW OR FMLY OF J LESTER MC CLOUD
TH ALG SD LAST MENTD L S 61° 21' E 80.79 FT TO S WLY COR OF LOT #43 AS SHOWN ON MAP OF LD BELG TO TRI-STATE REALTY ~~XX~~ ASSN SIT IN TOWN OF MONT, MD BY K D OWEN, OCT 1913
TH ALG WLY L OF SD LOT #43 N 36° 39' E 48 FT
TH N 52° 48 1/2' W 80 FT TO PT OF B.
RECITES SA N 68 P 364.
SUB TO RESTRS SET FORTH IN I 65 P 469 [HEREIN SET FORTH]

[OVER]

T532-11-37-10M
N. J. R. T. I. CO.

SUB TO THE RIGHTS OF PERSONS OTHER THAN THE OWNER IN THE BROOK CROSSING PREMS AT S E COR.
SUB TO ZONING ORD OF TOWN OF MONT, INSOFAR AS SA MAY AFFECT PREM IN QUESTION.
SUB TO A MTG MD BY ⊕ TO WATCHUNG TITLE & MORTGAGE GUARANTY CO DT AUG 6/30 RECD Y 69 P 568
TO SECURE $3,000 WHICH MTG IS NOW HELD BY FIDELITY UNION TRUST CO AS TRUSTEE UNDER TRUST
AGREEMT MD BY JOHN X J MAGOVERN & JAMES P MAGOVERN.
SUB TO A LEASE W TH J H MOUNT, JR EXPIRING OCT 1/38.

S I WTTY

T. 29 5-23 15M

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

DEED Block No. MAP 3 BLOCK 6 LOT 45

Date of Deed JULY 2/23 19 Liber pa.

Cons. $ 1 Ack'd JULY 2/23 19 Recorded JULY 5/23 19

3-6-

Grantors

CHARLES J. DUKE

MADELINE DUKE, HIS WF
OF TOWN MONT.

#52181

AKD BEFORE, JOHN F. WEIGAND
ATTY AT LAW N.J.

$4.50 STAMPS

Grantees

CLARA T. WILKINS SIMMONS,
OF CITY E.O.

Premises

TOWN MONT.

B AT A PT IN THE S ELY L OF VALLEY RD DIST S WLY ALG THE SA 106.13 FT FR ITS INTER WITH THE S WLY L OF MACOPIN AV & RUNNING

TH ALG SD S ELY L OF VALLEY RD S 36° 39' W 60 FT TO L OF LD NOW OR FMLY OF J. LESTER MC CLOUD

TH ALG SD LAST MENT L S 61° 21' E 80.79 FT TO THE S WLY COR OF LOT #43 AS SHOWN ON MAP OF LD BELG TO TRI-STATE REALTY ASSOCIATION ~~AS SHOWN ON MAP OF LD BELG TO TRI~~ SIT IN TOWN OF MONT. MADE BY K.D. OWEN, OCT. 1913

TH ALG THE WLY L OF SD LOT 43 N 36° 39' E 48 FT

TH N 52° 48 1/2' W 80 FT TO THE B.

THE FOREGOING DES. BG IN ACCD WITH SURVEY BY FRANK D. LEFFINGWELL, C.E. DATED MAY 25 1923 TOGETHER WITH ALL THE RIGHT, TITLE & INT OF GR IN & TO SO MUCH OF VALLEY RD AS LIES IN FRONT OF SD LOT TO THE CEN L THF

[OVER

M

BG THE SLY BD. LOT #44 AS SHOWN ON MAP ABV MENT.

RECITES, SA PRBM CONVD TO @ BY DEED X.65 508-509

SUB TO MTG FOR $4500 WITH INT AT 6% FR MAR. 26 192 HELD BY WM.E.HAMPSON

SUB TO A 2ND MTG HELD BY CHARLES L DUKE FOR $1500 WITH INT 6% FR JAN.13/23

SUB TO RESTRIC OF REC.

T 3 WTTY

T. 29 1-22 15M

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

MAP 3 BLOCK C LOT 45

DEED Block No.

Date of Deed JULY 6/21 19 Liber pa.

Cons. $ 1 Ack'd JAN 17/22 19 Recorded JAN 18/22 19

Grantors

TRI-STATE REALTY ASSOCIATION CORP N J

STAMPS ---

Grantees

CHARLES J DUKE
MADELINE HIS WF

Premises

TOWN OF MONT

B AT A PT IN E S OF VALLEY RD DIST S ALG SA 106.13 FT FR ITS INTER WITH S S OF MACOPIN AV
TH ALG SD S S OF VALLEY RD S 36° 39' W 60 FT TO L OF LD OF J L MC CLOUD
TH ALG SD LAST MENTD L S 61° 21' E 80.79 FT TO SW COR OF LOT 43 AS SHOWN ON MAP OF LD BLG TO TRI STATE REALTY ASSN SIT IN MONT, N J MADE BY K D OWEN OCT 1913
TH ALG W L OF SD LOT 43 N 36° 39' E 48 FT
TH THRU LDS OWNED BY TRI STATE REALTY ASSN N 53° 21' W 80 FT TO VALLEY RD AT PL OF B
TOGETHER WITH ALL RIGHT TITLE & INT OF GR IN & TO SO MUCH OF VALLEY RD AS LIES IN FRONT OF SD LOT TO CENTRE L THF
BG S P O LOT 44 AS SHOWN ON MAP ABV MENTD
SUB TO EXISTING RESTRS OF REC AFFECTING SD PREMS
RECITES SA I 65 469-470 THIS DEED BG GIVEN TO CORRECT ERRORS IN DESCPTN CONTAINED IN SD DEE

T. 28. 5-21. 15M.-B.

6 J WTTY

3 C LOT 45

APPLICATION No.

EXAMINED

RECORD OF INSTRUMENT

DEED Block No.

Date of Deed JULY 6 1921 192 Liber pa.

Cons. $ 1 Ack'd JULY 6 1921 192 Recorded JULY 12 1921 192

Grantors

TRI-STATE REALTY ASSOCIATION
A N J CORP

STAMPS $1,50

Premises

TOWN OF MONT
B AT A PT IN THE E S OF VALLEY RD DIST
S ALG SA 106 13/100 FT FR S S OF MACOPIN AV
TH ALG S S OF VALLEY RD, S ~~XXXXX~~ 0° 31'39" W 60 FT ?
TO LAND OF J,L,MC CLOUD
TH ALG LAST MENTD LINE S ~~XXXXX~~ 0° 61' 21" E 80 FT
79/100 FT TO SW COR LOT 43 MAP OF TRI STATE
REALTY ASSOCIATION MADE BY K,D,OWEN OCT
1913
TH ALG W S OF SD LOT 43 N 0° 36' 39" E 48 FT
TH THRO LD OWNED BY ⊙ N ~~XXXXXX~~ 0° 53' 21" W
80 FT TO VALLEY RD & B
TOGETHER WITH ALL RIGHT TITLE & INT OF ⊙ IN & TO
SO MUCH OF VALLEY RD AS LIES ON FRONT SD PREM,
TO CENTRE LINE THE
BG THE SLY PORTION OF LOT 44 SD MAP
SUB TO RESTRS RECITES -

Grantees

CHARLES J,DUKE
MADELINE DUKE HIS WF,

Rospond 365 Broad St Blfd

103—DEED - BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. HUZN

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This Deed, *made the* 17th *day of* May 1972.

Between HOUSTON G. ELAM and JANET B. ELAM, his wife,

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J. MAY 19 11 22 AM '72 REGISTER

residing at 62 Yantacaw Brook Road *in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey *herein designated as the Grantors,*

And ALFRED W. IVERSEN and ROSEMARY T. IVERSEN, his wife,

ASSESSOR'S OFFICE RECEIVED JUN 1 1972 Per

COUNTY OF ESSEX CONSIDERATION 62,500.00 REALTY TRANSFER FEE 62.50 DATE BY

residing or located at 128 Beverley Road *in the* Borough *of* Fairfield *in the County of* Essex *and State of* New Jersey *herein designated as the Grantees;*

Witnesseth, *that the Grantors, for and in consideration of*

SIXTY-TWO THOUSAND, FIVE HUNDRED ($62,500.00)DOLLARS**********

lawful money of the United States of America, to the Grantors 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 Grantors being therewith fully satisfied, do 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* Town *of* Montclair *in the County of* Essex *and State of New Jersey, more particularly described as follows:*

BEGINNING at a point in the northeasterly side of Alexander Avenue which said point is distant from the corner formed by the intersection of the northeasterly side of Alexander Avenue and the southeasterly side of Valley Road on the following courses and distances: South 58° 10' East from the corner formed by said intersection 67.79 feet; thence on a curve to the right having a radius of 344.62 feet an arc distance of 12.48 feet to said Beginning Point; thence (1) Through lands of the party of the first part North 36° 39' East 158.04 feet to a point; thence (2) Through lands of the party of the first part South 53° 21' East 40 feet to a point; thence (3) Through lands of the party of the first part North 36° 39' East 96.86 feet to line of lands now or formerly of Mildred A. Walley; thence (4) along the line of lands now or formerly of Walley South 61° 21' East 17.18 feet to a corner; thence (5) further along line of lands now or formerly of said Walley North 37° 48' East 23.13 feet; thence (6) along line of lands now or formerly of Thomas E. Dehoney and wife, and Thelma B. Keeler South 61° 37' East 88.88 feet more or less to the northerly corner of lands now or formerly of Frank E. Perutz; thence (7) South 36° 39' West 311.54 feet to the northeasterly side of Alexander Avenue; thence (8) Northwesterly along the Northeasterly side of Alexander Avenue on a curve to the right having a radius of 748.08 feet an arc distance of 52.81 feet to a point; thence (9) further along the same on a curve to the left having a radius of 344.62 feet an arc distance of 94.26 feet to the point or place of BEGINNING.

¢/eml

This description in conformance with the "Subdivision Map showing property on Alexander Avenue and Valley Road, Montclair, New Jersey" prepared for James Marshall Allen and Eleanor D. Allen, his wife, by Miller & McGiffert, Inc. Engineers, Map #11789, dated February 11, 1965.

Together with all the right, title and interest of the party of the first part in and to so much of Alexander Avenue as adjoins said premises to the center line thereof, Subject to the easement of a brook through said premises.

BOOK 4408 PAGE 543

294 2862
205 Alexander av

MAP 3 BLOCK C LOT 50

Being commonly known as #205 Alexander Avenue, Montclair, New Jersey.

Being the same premises conveyed to Houston G. Elam and Janet B. Elam, his wife, by deed of James Marshall Allen and Eleanor D. Allen, his wife, dated May 16, 1966 and recorded in the Essex County Register's Office on May 24, 1966 in Deed Book 4168 at page 459.

544 (2)

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 Grantors 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 Grantors covenant that they have 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 Grantors have hereunto set their hands and seals the day and year first above written.*

Signed, Sealed and Delivered in the presence of

D. F. Moore Craig

(D. F. Moore Craig)

Houston G. Elam (L.S.)

(Houston G. Elam)

Janet B. Elam (L.S.)

(Janet B. Elam)

State of New Jersey, County of Essex } ss.: **Be it Remembered,**

that on May 17 *19* 72 *, before me, the subscriber,*

An Attorney at Law of New Jersey

personally appeared Houston G. Elam and Janet B. Elam, his wife,

who, I am satisfied, are *the person* s *named in and who executed the within Instrument, and thereupon* they *acknowledged that* they *signed, sealed and delivered the same as* their *act and deed, for the uses and purposes therein expressed, and that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such consideration is defined in P.L. 1968, c. 49, Sec. 1 (c), is* $ 62,500.00.

Prepared by:

D. F. Moore Craig, Esq.

D. F. Moore Craig

(D. F. Moore Craig)

An Attorney at Law of New Jersey

ASSESSOR'S OFFICE
RECEIVED
JUN 6 1966
Per

RECEIVED & RECORDED
REGISTER'S OFFICE
ESSEX COUNTY, N.J.
MAY 24 10 43 AM '66
REGISTER

108—DEED - BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. KOT
COPYRIGHT© 1965 BY ALL-STATE OFFICE SUPPLY CO. 49 EDISON PLACE, NEWARK, N. J. 07102

BOOK 4168 PAGE 459

This Indenture,

Made the 16th *day of* May *19* 66 ,

Between JAMES MARSHALL ALLEN and ELEANOR D. ALLEN, his wife

residing at 160 Aycrigg Avenue
in the City *of* Passaic *in the County of*
Passaic *and State of* New Jersey *herein designated as the Grantors,*

And

HOUSTON G. ELAM and JANET B. ELAM, his wife
about to reside at 205 Alexander Avenue

~~residing at~~
in the Town *of* Montclair *in the County of*
Essex *and State of* New Jersey *herein designated as the Grantees;*

Witnesseth, *that the Grantors, for and in consideration of*

- - - - - - - - - - - - - -ONE DOLLAR ($1.00) - - - - - - - - - - - - - -

Amount of Doc. Rev. Stamps

$ 36.30 ✓

lawful money of the United States of America, to the Grantors 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 Grantors being therewith fully satisfied, do 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* Town *of* Montclair *in the County of* Essex *and State of New Jersey, more particularly described as follows:*

BEGINNING at a point in the northeasterly side of Alexander Avenue which said point is distant from the corner formed by the intersection of the northeasterly side of Alexander Avenue and the southeasterly side of Valley Road on the following courses and distances: South 58° 10' East from the corner formed by said intersection 67.79 feet; thence on a curve to the right having a radius of 344.62 feet an arc distance of 12.48 feet to said Beginning Point; thence (1) Through lands of the party of the first part North 36° 39' East 158.04 feet to a point; thence (2) Through lands of the party of the first part South 53° 21' East 40 feet to a point; thence (3) Through lands of the party of the first part North 36° 39' East 96.86 feet to line of lands now or formerly of Mildred A. Walley; thence (4) along the line of lands now or formerly of Walley South 61° 21' East 17.18 feet to a corner; thence (5) further along line of lands now or formerly of said Walley North 37° 48' East 23.13 feet; thence (6) along line of lands now or formerly of Thomas E. Dehoney and wife, and Thelma B. Keeler South 61° 37' East 88.88 feet more or less to the northerly corner of lands now or formerly of Frank E. Perutz; thence (7) South 36° 39' West 311.54 feet to the northeasterly side of Alexander Avenue; thence (8) Northwesterly along the Northeasterly side of Alexander Avenue on a curve to the right having a radius of 748.08 feet an arc distance of 52.81 feet to a point; thence (9) further along the same on a curve to the left having a radius of 344.62 feet an arc distance of 94.26 feet to the point or place of BEGINNING.

This description in conformance with the "Subdivision Map showing property on Alexander Avenue and Valley Road, Montclair, New Jersey" prepared for the parties of the first part by Miller & McGiffert, Inc. Engineers, Map #11789, dated February 11, 1965.

Together with all the right, title and interest of the party of the first part in and to so much of Alexander Avenue as adjoins said premises to the center line thereof. Subject to the easement of a brook through said premises.

Being a portion of the premises conveyed to the party of the first part by Georgianna C. Foresman and Donald B. Foresman, her husband, by deed dated May 29, 1956 and recorded in Essex County Deed Book 3410 at page 108 et seq., and being the same premises conveyed to James Marshall

1910161

1910160
205 ALEXANDER Ave MAP 3 BLOCK C LOT 50

Allen and Eleanor D. Allen, his wife, by James Marshall Allen and Eleanor D. Allen, his wife, by deed dated March 19, 1965 and recorded March 24, 1965 in Essex County Deed Book 4081 at page 156.

103—N. J. DEED—BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. H M T. ALL-STATE OFFICE SUPPLY CO. 49 EDISON PLACE, NEWARK 2, N. J.

BOOK 4081 PAGE 156

This Indenture,

Made the 19th *day of* March *in the year of our Lord* *One Thousand Nine Hundred and* Sixty-five

Between JAMES MARSHALL ALLEN and ELEANOR D. ALLEN, his wife

residing at 205 Alexander Avenue *in the* Town of Montclair *in the County of* Essex *and State of* New Jersey *party of the first part;*

And JAMES MARSHALL ALLEN and ELEANOR D. ALLEN, his wife of 205 Alexander Avenue

in the Town of Montclair *in the County of* Essex *and 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 ($1.00) *lawful money of the United States of America,* and other good and valuable considerations *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* Town of Montclair *in the County of* Essex *and State of* New Jersey

BEGINNING at a point in the northeasterly side of Alexander Avenue which said point is distant from the corner formed by the intersection of the northeasterly side of Alexander Avenue and the southeasterly side of Valley Road on the following courses and distances: South 58° 10' East from the corner formed by said intersection 67.79 feet; thence on a curve to the right having a radius of 344.62 feet an arc distance of 12.48 feet to said Beginning Point; thence (1) Through lands of the party of the first part North 36° 39' East 158.04 feet to a point; thence (2) Through lands of the party of the first part South 53° 21' East 40 feet to a point; thence (3) Through lands of the party of the first part North 36° 39' East 96.86 feet to line of lands now or formerly of Mildred A. Walley; thence (4) along the line of lands now or formerly of Walley South 61° 21' East 17.18 feet to a corner; thence (5) further along line of lands now or formerly of said Walley North 37° 48' East 23.13 feet; thence (6) along line of lands now or formerly of Thomas E. Dehaney and wife, and Thelma B. Keeler South 61° 37' East 88.88 feet more or less to the northerly corner of lands now or formerly of Frank E. Perutz; thence (7) South 36° 39' West 311.54 feet to the northeasterly side of Alexander Avenue; thence (8) Northwesterly along the Northeasterly side of Alexander Avenue on a curve to the right having a radius of 748.08 feet an arc distance of 52.81 feet to a point; thence (9) further along the same on a curve to the left having a radius of 344.62 feet an arc distance of 94.26 feet to the point or place of BEGINNING.

This description in conformance with the "Subdivision Map showing property on Alexander Avenue and Valley Road, Montclair, New Jersey" prepared for the parties of the first part by Miller & McGiffert, Inc.

ASSESSOR'S OFFICE DESCRIPTION APPROVED APR 8 1965

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J. MAY 24 10 21 AM '65 William A. Wichmann REGISTER

Engineers, Map #11789, dated February 11, 1965.

Together with all the right, title and interest of the party of the first part in and to so much of Alexander Avenue as adjoins said premises to the center line thereof. Subject to the easement of a brook through said premises.

Being a portion of the premises conveyed to the party of the first part by Georgianna C. Foresman and Donald B. Foresman, her husband, by deed dated May 29, 1956 and recorded in the Office of the Register of Essex County in Book 3410 of Deeds for said County at page 108 et seq.

Bennett 250 Bellevue

ASSESSOR'S OFFICE RECEIVED APR 8 1965

103—N. J. DEED—BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. H N T

ALL-STATE OFFICE SUPPLY CO. 49 EDISON PLACE, NEWARK 2, N. J.

BOOK 4081 PAGE 163

This Indenture,

Made the 19th *day of* March *, in the year of our Lord* *One Thousand Nine Hundred and* Sixty-five

Between JAMES MARSHALL ALLEN and ELEANOR D. ALLEN, his wife

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J. MAR 24 10 21 AM '65 REGISTER

residing at 205 Alexander Avenue *in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey *party of the first part;*

And JAMES MARSHALL ALLEN and ELEANOR D. ALLEN, his wife of 205 Alexander Avenue

in the Town *of* Montclair *in the County of* Essex *and State of* New Jersey *party of the second part:*

R.S. 46:15-5

Witnesseth, *that the said party of the first part, for and in consideration of* ONE DOLLAR ($1.00) *lawful money of the United States of America,* and other good and valuable considerations *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* Town *of* Montclair *in the County of* Essex *and State of* New Jersey

BEGINNING at the corner formed by the intersection of the northeasterly side of Alexander Avenue and the southeasterly side of Valley Road, and running thence (1) North 36° 39' East 164.56 feet to a point; thence (2) South 53° 21' East through lands of the party of the first part 80 feet to a point; thence (3) South 36° 39' West further through lands of the party of the first part 158.04 feet to the northeasterly side of Alexander Avenue; thence (4) Northwesterly along the northeasterly side of Alexander Avenue on a curve to the left having a radius of 344.62 feet an arc distance of 12.48 feet to a point; thence (5) Still along the same North 58° 10' West 67.79 feet to the point or place of BEGINNING.

This description in conformance with the "Subdivision Map showing property on Alexander Avenue and Valley Road, Montclair, New Jersey" prepared for the parties of the first part by Miller & McGiffert, Inc. Engineers, Map #11789, dated February 11, 1965.

Together with all the right, title and interest of the party of the first part in and to so much of Alexander Avenue and Valley Road as adjoins said premises to the center lines thereof.

Being a portion of the premises conveyed to the party of the first part by Georgianna C. Foresman and Donald B. Foresman, her husband, by deed dated May 29, 1956 and recorded in the office of the Register of Essex County in Book 3410 of Deeds for said County, at page 108 et seq.

12647944

205 - adj. Andrews Rd

MAP 3 BLOCK C LOT Vacant

Make New Map 3-C-52

Bennett 250 Bellevue Ave

103—N. J. DEED—BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. H H T ALL-STATE OFFICE SUPPLY CO. 49 EDISON PLACE, NEWARK 2, N. J.

BOOK 4081 PAGE 160

This Indenture,

Made the 19th *day of* March *, in the year of our Lord One Thousand Nine Hundred and* Sixty-five

Between JAMES MARSHALL ALLEN and ELEANOR D. ALLEN, his wife

residing at 205 Alexander Avenue *in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey *party of the first part;*

And JAMES MARSHALL ALLEN and ELEANOR D. ALLEN, his wife of 205 Alexander Avenue

in the Town *of* Montclair *in the County of* Essex *and 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 ($1.00) - - - - - - - - - - - - - - - *lawful money of the United States of America,* and other good and valuable considerations *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, ha* vegiven, *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* Town *of* Montclair *in the County of* Essex *and State of* New Jersey

BEGINNING at a point in the southeasterly side of Valley Road which said point is distant 164.56 feet on a course North 36° 39' East from the corner formed by the intersection of the northeasterly side of Alexander Avenue and the southeasterly side of Valley Road and running thence; (1) Along the southeasterly side of Valley Road North 36° 39' East 80 feet to lands now or formerly of Cornelius H. Egan; thence (2) South 61° 21' East 121.18 feet along the line of lands now or formerly of said Egan and Mildred A. Walley to a point; thence (3) Through lands of the party of the first part South 36° 39' West 96.86 feet to a point; thence (4) further through lands of the party of the first part North 53° 21' West 120 feet to the southeasterly side of Valley Road and the point and place of BEGINNING.

This description in conformance with the "Subdivision Map showing property on Alexander Avenue and Valley Road, Montclair, New Jersey" prepared for the parties of the first part by Miller & McGiffert, Inc., Engineers, Map #11789, dated February 11, 1965.

Together with all the right, title and interest of the party of the first part in and to so much of Valley Road as adjoins said premises to the center lines thereof. Subject to the easement of a brook through said premises.

Being a portion of the premises conveyed to the party of the first part by Georgianna C. Foresman and Donald B. Foresman, her husband, by deed dated May 29, 1956 and recorded in the office of the Register of Essex County in Book 3410 of Deeds for said County, at page 108 et seq.

R.S. None

1664 943
205 Alexander Ave

MAP 3 BLOCK C LOT Part

Make New Lot 3-C-52

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J. MAR 24 10 21 AM '65 REGISTER

ASSESSOR'S OFFICE RECEIVED APR 8 1965

#70 E.S.

161x07

ESSEX COUNTY REGISTER'S OFFICE

205 Alexander Ave
13,900

MAP 3 BLOCK C LOT 50 100
Make Lot 3-C-50

W. **DEED**

By GEORGIANNA C. FORESMAN & DONALD B.,
HER HUS'B.
TOWN OF MONTCLAIR, N.J.

To JAMES MARSHALL ALLEN & ELEANOR D., HIS WF
CITY OF PASSAIC, N.J.

Block . **Lot**

Dated 5-29-56 **Ack** 5-29-56

Rec. 6-4-56 **Book** 3410 pg 108

Returned to: Edward F. Johnson
1184 Main Ave.
Clifton, N.J.

Stamps $33.00 **Cons.** $1.00

Liens ---

ASSESSOR'S OFFICE RECEIVED JUN 28 1956 By

~~ALL~~ **INTEREST IN** ~~MONTCLAIR~~ **LANDS DESCRIBED AS FOLLOWS:**

B at the cor formed by the intersec of the N Ely side of Alexander Ave. & the S Ely side of Valley Rd & runn

TH (1) N 36° 39 min E, & along the S Ely side of Valley Rd, 244.56 ft to lds now or formerly of Thomas C. Van Reyper;

TH (2) S 61° 21 min E and along the sa, 138.36 ft to a cor;

TH (3) N 37° 48 min E & still along the sa, 23.40 ft to another cor & the lds now or formerly of Terhune;

TH (4) S 61° 37 min E and along the sa, 88.71 ft to another cor and lds now or formerly of Frank Perutz;

TH (5) S 36° 39 min W and along the sa, 311.54 ft to the N Ely side of Alexander Ave;

TH (6) N Wly and along the sa & curv to the rt with a radius of 748.08 ft., an arc dis of 52.81 ft to a pt of tangency;

TH (7) N Wly and still along the sa & curv to the left with a radius of 344.62 ft., an arc dis of 106.74 ft;

TH (8) N 58° 10 min W and still along the N Ely side of Alexander Ave., 67.79 ft to the pl of B.
RECITE: SA Bk W 106 pg 217
Subj. to easement.

117.32
28.61
88.71

#80 AON

ESSEX COUNTY REGISTER'S OFFICE MAP 3 BLOCK C LOT 50A

new # 54

W **DEED** Alexander Ave 2000

By GEORGIANNA C FORESMAN & DONALD B HUSE
MONTCL

To

FRANK PERUTZ & SENTA WIFE
MONTCL

Block **Lot**

Dated 7-7-50 **Ack** 7-7-50

Rec. 7-17-50 **Book** H-115 158

Returned to: Essex Title
Montcl

Stamps $3.30 **Cons.** $1.

Liens None

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B at a pt on the N E sd of Alexander Ave dist therein S E 302.34 ft from the S E sd of Valley Road which pt of B is the N W 1 of lands n/f of Rosina W DaCunha
TH alg sd N W 1 of DeCunha N 36° 39' E 263.85 ft
TH N 42° 40' W 50.17 ft
TH N 40° 8' E 50.45 ft
TH N 61° 37' W 28.61 ft
TH S 36° 39' W 311.54 ft to a ptin the N E sd of Alexander Ave
TH alg sd Alexander Ave on a curve to the right with a radius of 748.08 ft a an arc dist of 75 ft to the pl of B
Survey made by Miller and McGiffert Inc Dec 27 1945
RECITE S A W-106 217

ASSESSOR'S OFFICE
RECEIVED
AUG 21 1950
Per

STRATHMORE PARCHMENT

#47 AON

ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK C LOT 50 100

W

DEED Lot 50 205 Alexander 15,000
Lot 100 Alexander rear 100

By

HENRY JENETT & CAROLINE LOUISE WIFE
MONTCLAIR

To

GEORGIANNA C FORESMAN
MONTCLAIR

Block ..... **Lot** .....

Dated 1-2-46 **Ack.** 1-2-46

Rec. 1-2-46 **Book** W-106 217

Returned to:
Essex T Gty & Tr Co
Montcl

Stamps $17.60 **Cons.** $1.

Liens None

ASSESSOR'S OFFICE RECEIVED MAY 1 1946 Per

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B at a pt where the N sd of Alexander Ave inter the E sd of Valley Road
TH alg sd sd of Valley Road N 36° 39' E 244.56 ft to lands n/f of Thomas C Van Reyper
TH alg sdlands S 61° 21' E 138.36 ft to an angle in sd lands
TH still alg same N 37° 48' E 23.40 ft
TH alg lands n/f of Terhune S 61° 37' E 117.32 ft
TH S 40° 8' W 50.45 ft
TH S 42° 40' E 50.17 ft to lands n/f of De Cunha
TH alg sd lands S 36° 39' W 263.85 ft to the N sd of Alexander Ave
TH alg sd N sd of Alexander Ave on a curve curving to the right which curve has a radius of 748.08 ft a dist of 127.81 ft to a pt or reverse curve
TH still alg sd sd of Alexander Ave on a curve curving to the left which curve had a radius of 344.62 ft a dist of 106.74 ft
TH still alg sd sd of Alexander Ave N 58° 10' W 67.79 ft to E sd of Valley Road and pl of B Recite S A A-97 484

W 22 B & S

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

205 Alexander

MAP 3 BLOCK C LOT 100 50

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO AND HEIRS,
SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

DEED Block No.

Date of Deed AUG 1/40 19 Liber pa.

Cons. $ 1 Ack'd AUG 1/40 19 Recorded AUG 2/40 19

Grantors

HARRISON NATIONAL BANK
A NAT'L BKG INSTN OF N J

ACK- ANNIE BOCKSTEIN
ATTY AT LAW OF N J
$10.45 STAMPS

Grantees

HENRY JENETT &
CAROLINE LOUISE MARIA
JENETT, HIS WF
HARRINGTON PARK N J

Premises MONTC

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE AND TO HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

3-C-50

1ST TR - B INTER E L VALLEY RD & N L OF ALEXANDER AV
TH E ALG N L OF ALEXANDER AV 300 FT 4 IN
TH NE THRU LD NOW OR FMLY OF ROSINA W D CUNHA & W WITH VALLEY RD 262 FT TO S L OF LD NOW OR FMLY OF THOS C VAN REYPER
TH ALG S L OF SD T C VAN REYPER'S LD W 127 FT TO ANGLE
TH ALG SA W 175 FT TO E L VALLEY RD
TH S ALG E L VALLEY RD 245 FT TO B
TOGETHER WITH ALL RIGHT TITLE & INT OF ⊕ OF IN & TO SO MUCH OF VALLEY RD & ALEXANDER AV AS LIES ADJG SD LOT TO CEN LS THF

OVER

T532-7-40-10M
N. J. R. T. I. CO.

3-C-100

2ND TR - B DIV L BET LOTS 43 & 42 ON "MAP OF LD BLG TO TRI-STATE REALTY ASSN SIT IN MONTC N J" K D OWEN, OCT 1913 WH PT IS 123.50 F T FR MACOPIN AV SD DIV L HAVING COURSE OF S 37° 48' W FR ITS INTER WITH S S OF MACOPIN AV AT PT 140 FT SE MEAS ALG SD AV FR E S OF VALLEY RD SD B PT BG ALSO SW COR OF LD CONVD TO ONE TERHUNE

TH ALG S L OF LD CONVD TO TERHUNE S 61° 37' E 117.32 F T TO DIV L BET LOTS 40 & 41 ON SD MAP

TH ALG SD DIV L S 40° 8' W 50.45 FT TO OTHER LD NOW OR FMLY OF ©

TH ALG THAT L N 42° 40' W 80.33 FT TO ANGLE

TH FURTHER ALG SD L N 61° 21' W 34.91 FT TO SE COR OF LOT 43 ON SD MAP

TH ALG E L OF SD LOT 43 N 37° 48' E 23.40 FT TO B

BG S PORTION OF LOTS 41 & 42 ON ABV MAP

RECITES SA CONVD TO © BY DEED OF HENRY YOUNG JR SHFF ESSEX CO DT MAY 13/40

SUB TO RESTRS OF REC IF ANY, ZON ORDS IF ANY & SUCH FACTS AS ACCURATE SUR MAY DISCLOSE

S 2

205 Alexander lot 50
Vacant lot 100

MAP 3 BLOCK C LOT 50 100

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO _____ AND _____ HEIRS,

SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

DEED ..... Block ..... No. .....

Date of Deed MAY 13/40 19 Liber B 97 pa 253 - 257

Date of Sale APR 30/40 19 Ack'd or Proved MAY 17/40 19

Cons. $100. Conf'd MAY 13/40 19 Recorded JULY 9/40 19

DECREE MAR 1/40

SOLICITOR BRAELOW AND TEPPER

Grantor

HENRY YOUNG, JR. Sh'ff M. C. C.

Court CHY

Writ of FI FA

Date of Writ MAR 12/40

Book G 21 of Executions, pa. 153&5

HARRISON NATIONAL BANK
A NATL BANKING INSTITUTION
COMPLT

JAMES LESTER MC CLOUD, JR.
UNMARRIED
DEFT

HARRISON NATIONAL BANK
A NATL BANKING INSTITUTION
GRANTEE

C.F.P.

PREMISES MONTCLAIR

GRANT: Give, Grant, Bargain, Sell, Alien, Rel., Enf.; Convey and Confirm unto the..... and to.....
Heirs, Succrs., Exrs., Admrs. and Assigns forever.

1ST TRACT 3-C-50

COMMENCING AT A PT FMD BY THE INTER OF THE E L OF VALLEY RD AND THE N L OF ALEXANDER AVE RUNN

TH E ALG THE N L OF ALEXANDER AVE 300 FT 4 INS

TH RUNN N E THROUGH LD NOW OR FMLY OF ROSINA W. DA CUNHA AND = WITH VALLEY RD 262 FT TO THE S L OF LD NOW OR FMLY OF THOMAS C. VAN REYPER

TH ALG THE S L OF SD T.C. VAN REYPER'S LD W 127 FT TO AN ANGLE

TH ALG SA W 175 FT TO THE E L OF VALLEY RD AFSD

ESSEX COUNTY
T521 7-39-1500

TH S ALG THE E L OF VALLEY RD 245 FT TO THE PT OR PL OF B

TOGETHER WITH ALL THE RIGHT TITLE AND INT OF THE ∅ OF IN AND TO SO MUCH OF VALLEY RD AND ALEXANDER AVE AS LIES ADJ SD LOT TO THE CENTER LINES THEREOF.

2ND TRACT 3-C-100

B AT A PT IN THE DIV L BET LOT 43 AND 42 ON MAP ENT "MAP OF LD BELONGING TO THE TRI-STATE REALTY ASSOCIATION SIT IN MONTCLAIR N.J." K.D. OWEN OCT 1913 WH PT IS 123.50 FT FR MACOPIN AVE SD DIV L HAVING A COURSE OF S 37° 48' W FR ITS INTER WITH THE S S OF MACOPIN AVE AT A PT 140 FT S E MEAS ALG SD AVE FR THE E S OF VALLEY RD SD B PT B ALSO THE S W COR OF LD CONVD TO ONE TERHUNE

TH RUNN ALG THE S L OF LD CONVD TO TERHUNE S 61° 37' E 117.32 FT TO THE DIV L BET [OVER]

Whereas I, the said as such Sherriff as aforesaid, did, in due form of law, advertise the said lot of land and premises to be sold under and by virtue of the said writ of fieri facias, at public vendue, to be held at the Court House in the City of Newark, on , the day of A. D., Nineteen Hundred and at two o'clock in the afternoon of that day. By public advertisements signed by myself, and set up at five or more public places in the said County of Essex, one of which was in the where said Real Estate is situated, of the time and place appointed for such sale, for at least three weeks preceding the time appointed for said sale, and publishing the same in the and the two of the newspapers printed and published in the said County, where the lands above described are situated, the same being designated for the publication by the laws of this State, and circulating in the neighborhood of said Real Estate, for at least once a week during four consecutive calendar weeks, the first publication being at least twenty-one days prior, and the last publication being not more than eight days prior to the time so appointed for selling the same, one of which said newspapers to wit: is printed and published at Newark, the County Seat of said County, at which time and place I did accordingly offer and expose the said lot of land and premises for sale at public vendue under and by virtue of said writ of fieri facias.

LOTS 40 AND 41 ON SD MAP
TH ALG SD DIV L S 40° 8′ W 50.45 FT TO OTHER LD NOW OR FMLY OF THE ©
TH ALG THAT L N 42° 40′ W 80•33 FT TO AN ANGLE
TH FURTHER ALG SD L N 61° 21′ W 34.91 FT TO THE S E COR OF LOT 43 ON SD MAP
TH ALG THE E L OF SD LOT 43 N 37° 48′ E 23•40 FT TO THE PL OF B
B THE S PORTION OF LOTS 41 AND 42 ON THE ABV MENT MAP
DUE COMPLT THE SUM OF $6,492•37 THE PRIN AND INT SECURED BY A CERT MTG GUVEN
BY JAMES LESTER MCCLOUD,JR• UNMARRIED B DT THE 5TH DAY OF OCT 1937 TOGETHER WITH
LAWFUL INT THEREON FR THE 21ST DAY OF FEB 1940 UNTIL THE SA BE PAID AND SATISFIED AND
ALSO THE COSTS OF THE SD COMPLT
COSTS OF COMPLT $219.80
$.50 STAMPS
ACK BEFORE
JOSEPH L. MAGRINO-MCC OF N•J•

T541-11-39-3M

R 7

205 Alexander

MAP 3 BLOCK C LOT 50 +100
MAP ___ BLOCK ___ LOT ___ 1

APPLICATION NO. .....

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO ..... AND ..... HEIRS.

SUCCRS., EXRS., ADMRS., AND ASSIGNS FOREVER.

DECREE MAY 24/37

SOLICITOR BOYD & DODD

DEED ..... Block ..... No. .....

Date of Deed AUG 21/37 19 Liber T 92 pa. 199-203

Date of Sale AUG 10/37 19 Ack'd or Proved SEPT 3/37 19

Cons. $ 8600 Conf'd AUG 21/37 19 Recorded XXXX OCT 6/37 19

Grantor JAMES A MC RELL

Sh'ff M. C. C.
OF CHY

Court

Writ of FI FA

Date of Writ JUNE 9/37

Book J 20 of Executions, pa. 364

MONTCLAIR TRUST COMPANY, NJ CORP

COMPLT

FIRST NATIONAL BANK AND TRUST COMPANY OF MONTCLAIR, CORP, ADMR OF EST JAMES LESTER MCCLOUD, DECD, TO RAYMOND SIGLER, SOLE SURVIVING TRUSTEE UND L W &T OF JEROME SIGLER, DECD, JAMES LESTER MCCLOUD JR & RUTH JOHNSTON, FMLY KN AS RUTH J MC CLOUD [OVER] -- DEFTS

PREMISES XXXXIX MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE 1ST TR AND TO ..... HEIRS, SUCCRS., EXRS., ADMRS AND ASSIGNS FOREVER

205 ALEXANDER AVE 3-C-50

B AT PT FMD BY INTER E L VALLEY RD & N L OF ALEXANDER AVE

TH E ALG N L ALEXANDER AVE 300FT 4 IN. TH NE THROUGH LD OF ROSINA W DACUNHA & = WITH VALLEY RD 262FT TO S L OF LD OF THOMAS C VAN REYPER

TH ALG SL OF T C VAN REYPER'S LD W 127FT TO ANGLE

TH STILL ALG SA W 175FT TO E L VALLEY RD AFSD

TH X S ALG E L VALLEY RD 245FT TO B

RECITES SA I 56, 73, SD MARGARET W MCCLOUD HAVG SINCE DEPARTED THIS LIFE.

[OVER]

ESSEX COUNTY
T 39 12-36-3M C

GRANTEE-- JAMES LESTER MCCLOUD, JR, - MONT

$9 STAMPS

ACK'D- THEODORE SILVER, NCC.

Whereas I, the said as such Sheriff as aforesaid, did, in due form of law, advertise the said lot of land and premises to be sold under and by virtue of the said writ of fieri facias, at public vendue, to be held at the Court House in the City of Newark, on , the day of A. D., Nineteen Hundred and Thirty- at two o'clock in the afternoon of that day. By public advertisements signed by myself, and set up at five or more public places in the said County of Essex, one of which was in the where said Real Estate is situated, of the time and place appointed for such sale, for at least three weeks preceding the time appointed for said sale, and publishing the same in the and the two of the newspapers printed and published in the said County, where the lands above described are situated, the same being designated for the publication by the laws of this State, and circulating in the neighborhood of said Real Estate, for at least once a week during four consecutive calendar weeks, the first publication being at least twenty-one days prior, and the last publication being not more than eight days prior to the time so appointed for selling the same, one of which said newspapers to wit: is printed and published at Newark, the County Seat of said County, at which time and place I did accordingly offer and expose the said lot of land and premises for sale at public vendue under and by virtue of the said writ of fieri facias.

TOG WITH ALL RIGHT, TITLE & INT OF JAMES LESTER MC CLOUD IN FOL DESCD PREM

2ND TR- 3- C-100 put measurements on map

B AT PT IN DIVIDING L BET LOTS 43 & 42 ON MAP ENTITLED "MAP OF LD BLG TO THE TRI-STATE REALTY ASSN SIT IN MONT, NJ" K D OWEN, OCT 1913, WH PT IS 123.50FT FR MACOPIN AVE, SD DIVIDING L HAVG COURSE S 37° 48' W FR INTER WITH S S MACOPIN AVE AT PT 140FT SE MEAS ALG SD AVE FR E S VALLEY RD, SD B PT BG ALSO SW COR OF LD CONVD BY ◎ TO TERHUNE

TH ALG S L OF LD CONVD TO TERHUNE S 61° 37' E 117.32FT TO DIVIDING L BET LOTS 40 & 41 ON SD MAP

TH ALG DIVIDING L S 40° 8' W 50.45FT TO OTHER LD OF X ◎ WH IS ALSO S L OF LD OF ◎

TH ALG THAT L N 42° 40' W 80.33FT TO ANGLE

TH FURTHER ALG SD L N 61° 21' W 34.91FTTO SE COR LOT 43 ON SD MAP

TH ALG E L OF LOT 43 N 37° 48' E 23.40FT TO B

BG S PORTION OF LOTS 41 & 42 ON ABV MENTD MAP

RECITES SA L 78, 70, SD MARGARET W MC CLOUD HAVG SINCE DEPARTED THIS LIFE.

DUE UNTO COMPLT $7712.51 PRIN & INT SECURED BY MTG GIVEN BY JAMES LESTER MC CLOUD WIDOWER TO THE MONTCLAIR NATIONAL BANK, U S CORP, DT JUNE 5/34, ASSIGNED BY AMB 253, PAGE 115, TOG WITH INT FR MAY 6/37

COSTS COMPLT $254.97

T. 38 12-36 2M C

C 27 B&S

3-C-50, V55
6-D-46

APPLICATION NO.
EXAMINED
RECORD OF INSTRUMENT

DEED ..... Block ..... No. .....

Date of Deed JULY 1/15 191 Liber ..... pa. .....

Cons. $ 1 Ack'd JULY 1/15 191 Recorded JULY 1/15 191 ✓

Grantors

JOHN HOWARD CONOVER
UNMARRIED

NO STAMPS

Grantees

JAMES LESTER MC CLOUD
MARGARET W. HIS WF

Premises TOWN MONT

1ST TRACT B AT PT FORMED BY INTERSECT OF E L OF VALLEY RD & N L ALEXANDER AV
TH E ALG N L OF ALEXANDER AV 300 FT 4 IN
NE THRO LD OF SD ROSINA W DA CUNHA & = WITH VALLEY RD 262 FT TO S L OF LD OF THOMAS C VAN REYPER
ALG THE S L OF SD T C VAN REYPER'S LD W 127 FT TO AN ANGLE
STILL ALG SA W 175 FT TO E L OF VALLEY RD
S ALG E L OF VALLEY RD 245 FT TO B

TOGETHER WITH ALL RIGHT, TITLE & INT OF ② IN & TO SO MUCH OF VALLEY RD & ALEXANDER AV AS LES IN FRONT OF SD PREM TO CENTER LINES THF

RECITES SA PREM CONVD TO ② BY JAMES LESTER MC CLOUD BY DEED DATED JULY 1/15

OVER

100M-7-08.

2ND TRACT B AT PT IN N L OF ALEXANDER AV DIST E ALG SD L 300 FT 4 IN FR ITS INTERSECT WITH E L VALLEY RD SD PT BG THE SE COR OF LOT CONVD BY DEED D 38 155 157

TH ALG SD N L OF ALEXANDER AV E 200 FT

N = WITH VALLEY RD 220 FT ± TO S L OF LD OF THOMAS C VAN REYPER

ALG SD LAST MENTD L W 204 FT ± TO NE COR OF THE LOT CONVD TO JAMES LESTER MC CLOUD AS ABV MENTD

ALG E L OF SD MC CLOUD'S LOT S 20 262 FT ± TO B

TOGETHER WITH ALL RIGHT, TITLE & INT OF ® IN & TO SO MUCH OF ALEXANDER AV AS LIES IN FORNT OF SD LOT TO CENTER L THF

SUB TO RESTRS, THAT FOR 25YRS FR OCT 6, 1905, NO OTHER BLDG SHALL BE ERECTED UPON SD PREM THAN PRIVATE RESIDENCES & THE NECESSARY & SUITABLE OUTBLDGS TO BE USED IN CONNECTION THEREWITH, ANY SUCH RESIDENCE TO BE SET AT LEAST 50 FT BACK FR THE ST, L & TO COST NOT LESS THAN $5000 WHEN ERECTED.

RECITES SA PREM CONVD TO ® BY JAMES LESTER MC CLOUD BY DEED EDI

3RD TRACT B AT PT IN NE L OF LAUREL PL DIST ALG SD L 120 FT NW FR THE INTERSECT OF SD L WITH NW L OF VALLEY RD

TH ALG SD L OF LAUREL PL N 50°48'W 50 FT

THRO LD OF ALBERT G BROOKER & BERTHA E HIS WF, N 37°30'E 140 95/100 FT TO L LD NOW OR FMLY OF G T HOLT

ALG SD L S 59°20'E 50 35/100 FT

S 37°30'W 148 45/100 FT TO NE L LAUREL PL AND B

OVER

TOGETHER WITH ALL RIGHT, TITLE & INT OF ⊙ IN & TO SO MUCH OF LAUREL PL AS LIES IN FRONT OF SD P EM TO CENTRE L THF

RECITES SA PREM CONVD TO ⊙ BY JAMES LESTER MC CLOUD BY DEED EDI

C 26 B&S

3 C 50, 55
6- D- 46.

APPLICATION NO.
EXAMINED
RECORD OF INSTRUMENT

NO STAMPS

DEED Block No.

Date of Deed JULY 1/15 191 Liber pa.

Cons. $ 1 Ack'd JULY 1/15 191 Recorded JULY 1/15 191

Grantors

JAMES LESTER MC CLOUD

Grantees

JOHN HOWARD CONOVER

Premises TOWN MONT

1ST TRACT

B AT PT FORMED BY INTERSECT OF E L OF VALLEY RD & N L ALEXANDER AV

TH E ALG N L OF ALEXANDER AV 300 FT 4 IN

NE THRO LD OF SD ROSINA W DA CUNHA AND WITH VALLEY RD 262 FT TO S L OF LD OF THOMAS C VAN REYPER

ALG THE S L OF SD T C VAN REYPER'S LD W 127 FT TO AN ANGLE

STILL ALG THE SA W 175 FT TO E L OF VALLEY RD AFSD

S ALG E L OF VALLEY RD 245 FT TO B

TOGETHER WITH ALL RIGHT, TITLE & INT OF @ IN & TO SO MUCH OF SD VALLEY RD & ALEXANDER AV AS LIES ADJG SD LOT TO CENTER LINES THF

RECITESSA D 38 155 157

OVER

100M-7-08.

2ND TRACT

B AT PT IN N L OF ALEXANDER AV DIST E ALG SD L 300 FT 4 IN FR ITS INTERSECT WITH E L VALLEY RD . SD PT BG THE SE COR OF A LOT CONVD BY ROSINA W DA CUNHA & GEORGE W DA CUNHA TO JAMES LESTER MC CLOUD BY DEED D 38 155 157

TH ALG SD N L OF ALEXANDER AV E 200 FT

N = WITH VALLEY RD 220 FT ± TO S L LD OF THOMAS C VAN REYPER

ALG SD LAST MENTD L W 204 FT ± TO NE COR OF THE LOT CONVD TO JAMES LESTER MC CLOUD Ø AS ABV MENTD

ALG E L OF SD MC CLOUD'S LOT S 262 FT ± TO THE B

TOGETHER WITH ALL RIGHT, TITLE & INT OF Ø IN & TO SO MUCH OF SD ALEXANEDER AV AS LIES IN FRONT OF SD LOT TO CENTER L THF

SUB TO RESTRS THAT FOR 25 YRS FR OCT 6/1905, NO OTHER BLDG SHALL BE ERECTED UPON SD PREM THAN PRIVATE RESIDENCES & THE NECESSARY & SUITABLE OUTBLDGS TO BE USED IN CONNECTION THEREWITH, ANY SUCH RESIDENCE TO BE SET BØ AT LEAST 50 FT BACK FR THE ST L AND TO COST NOT LESS THAN $5000 WHEN ERECTED.

RECITES SA K 39 42 44

6 D 46

3RD TRACT B AT PT IN NE L OF LAUREL PL DIST ALG SD L 120 FTNW FR THE INTERSECT OF SD L WITH NW L VALLEY RD

TH ALG SD L OF LAUREL PL N 50°48' W 50 FT

THRO LD OF ALBERT G BROOKER & BERTHA E BROOKER, HIS WF N 37°30' E 140 95/100 FT TO L LD NOW OR FMLY OF G T HOLT

OVER

ALG SD L S 59°20'E 50 35/100 FT
S 37°30'W 148 45/100 FT TO NE L LAUREL PL & B

TOGETHER WITH ALL RIGHT, TITLE & INT OF ® IN & TO SO MUCH OF LAUREL PL AS LIES IN FRONT OF SD PREM TO CENTRE L THF

RECITES SA B 46 494 497

28 WTTY

3-C-50

DEED Block No.

Date of Deed NOV 25\04 190 Liber pa.

Cons. $ 1, Ack'd NOV 25\04 190 Recorded NOV 25\04 190

Grantors

ROSINA W,DA CUNHA

GEO W DA CUNHA HER HUS

Grantees

JAMES LESTER MC CLOUD,

Premises

TOWN MONT

B AT THE INTERSECTION OF THE E L OF VALLEY RD & THE N L OF ALEXANDER AV

TH E ALG N L OF SD AV 300 FT 4 IN

NE THRO LF OF ROSINA W,DA CUNHA & = WITH VALLEY RD 262 FT TO S L OF THOS C VAN REYPER

ALG S L SD VAN REYPER W 127 FT TO AN ANGLE

STILL ALG SA W 175 FT TO E L OF VALLEY RD

S ALG E L OF VALLEY RD 245 FT TO B

TOGETHER WITH ALL THE RIGHT TITLE & INT OF ⓘ IN & TO SO MUCH OF VALLEY RD & ALEXANDER AV AS LIES ADJG SD LOT TO THE ~~OR~~ CENTRE LINES THF.

RECITES ---

BAKER PRINTING CO., NEWARK.

Rosina N. Da Cunha

to

James Lester McCloud

$3 B50

a J Nassano 9 Clinton

ASSESSOR'S OFFICE
RECEIVED
OCT 11 1965
Per

BOOK 4118 PAGE 363

103—N. J. DEED—BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. E O T ALL-STATE OFFICE SUPPLY CO. 49 EDISON PLACE, NEWARK 2, N. J.

This Indenture,

Made the 30th *day of* August *, in the year of our Lord One Thousand Nine Hundred and* Sixty-five

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J. SEP 7 3 20 PM '65 Mildred T. Williams REGISTER

Between JAMES MARSHALL ALLEN and ELEANOR D. ALLEN, his wife

residing at 205 Alexander Avenue *in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey *party of the first part;*

And SAM YEZZI and ANGELINA YEZZI, his wife
165 Hillside Avenue

R 9.90

in the Borough *of* Glen Ridge *in the County of* Essex *and 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 ($1.00) - - - - - - - - - - - - - - *lawful money of the United States of America,* and other good and valuable considerations *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* Town *of* Montclair *in the County of* Essex *and State of* New Jersey

BEGINNING at the corner formed by the intersection of the northeasterly side of Alexander Avenue and the southeasterly side of Valley Road, and running thence (1) North 36° 39' East 164.56 feet to a point; thence (2) South 53° 21' East through lands of the party of the first part 80 feet to a point; thence (3) South 36° 39' West further through lands of the party of the first part 158.04 feet to the northeasterly side of Alexander Avenue; thence (4) Northwesterly along the northeasterly side of Alexander Avenue on a curve to the left having a radius of 344.62 feet an arc distance of 12.48 feet to a point; thence (5) Still along the same North 58° 10' West 67.79 feet to the point or place of BEGINNING.

This description is in conformance with the "Subdivision Map showing property on Alexander Avenue and Valley Road, Montclair, New Jersey" prepared for the parties of the first part by Miller & McGiffert, Inc. Engineers, Map #11789, dated February 11, 1965.

Together with all the right title and interest of the party of the first part in and to so much of Alexander Avenue and Valley Road as adjoins said premises to the center lines thereof.

Being the same premises conveyed to James Marshall Allen and Eleanor D. Allen, his wife, by James Marshall Allen and Eleanor D. Allen, his wife, by deed dated March 19, 1965 and recorded March 24, 1965 in Essex County Deed Book 4081 at page 163.

207 Alexander av 1776045

MAP 3 BLOCK C LOT 51

G. Nostrand 17 Sunset Terr

BOOK 4375 PAGE 436

103—DEED - BARGAIN AND SALE (COVENANT AGAINST GRANTOR) 4 7 8 2 COPYRIGHT© 1965 BY ALL-STATE OFFICE ... IND. TO IND. OR CORP. 49 EDISON ... 07102

ASSESSOR'S OFFICE
RECEIVED
JUN 24 1971

This Deed, *made the* 24th *day of* May 71

Between

FREDERICK T. KOYLE and ALICE CARTER KOYLE, his wife,

residing at 783 Valley Road
in the Town *of* Montclair *in the County of* Essex *and State of* New Jersey, *herein designated as the Grantors,*

And

ROBERT W. IVERSON, II, and VIRGINIA E. IVERSON, his wife,

about to reside
/ ~~residing or located~~ *at* 783 Valley Road
in the Town *of* Montclair *in the County of* Essex *and State of* New Jersey, *herein designated as the Grantees;*

Witnesseth, *that the Grantors, for and in consideration of*

FORTY TWO THOUSAND TWO HUNDRED and 00/100 ($42,200.00) DOLLARS
lawful money of the United States of America, to the Grantors 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 Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and convey unto the Grantees forever,

All that / certain *tract or parcel of land and premises, situate, lying and being in the* Town *of* Montclair *in the County of* Essex *and State of New Jersey, more particularly described as follows:*

BEGINNING at a point in the southeasterly side of Valley Road, which said point is distant 164.56 feet on a course North 36 degrees 39 minutes East from the corner formed by the intersection of the northeasterly side of Alexander Avenue and the southeasterly side of Valley Road and running thence (1) along the southeasterly side of Valley Road, North 36 degrees 39 minutes East, 80 feet to lands now or formerly of Cornelius H. Egan; thence (2) South 61 degrees 21 minutes East, 121.18 feet along the line of lands now or formerly of said Egan and Mildred A. Walley to a point; thence (3) along lands now or formerly of James M. Allen and wife, South 36 degrees 39 minutes West, 96.86 feet to a point; thence (4) along other lands now or formerly of James M. Allen and wife, North 53 degrees 21 minutes West, 120 feet to the southeasterly side of Valley Road and the point and place of BEGINNING.

THIS description is in conformance with the "Subdivision Map showing property on Alexander Avenue and Valley Road, Montclair, New Jersey", prepared by Miller & McGiffert, Inc., Engineers, Map #11789, dated February 11, 1965.

THE above description is in accordance with a survey made by Alfred J. Clark, Surveyor, Montclair, New Jersey, dated January 28, 1969.

TOGETHER with all the right, title and interest of the Grantors in and to so much of Valley Road as adjoins said premises to the center lines thereof.

BEING premises commonly known as No. 783 Valley Road.

BEING the same premises conveyed to the Grantors herein by deed of Walter V. Leeds and Therese M. Leeds, his wife, dated March 27, 1969, recorded in the Office of the Register of Essex County on April 21, 1969, in Book 4306 of Deeds for said County at Page 555&c.

COUNTY OF ESSEX
CONSIDERATION 42,200
$42.50

RECEIVED & RECORDED
REGISTER'S OFFICE
ESSEX COUNTY, N.J.
JUN 10 11 01 AM '71
REGISTER

3811167
783 Valley Rd.

MAP 3 BLOCK C LOT 52

Rec'd 3 Park St Mtcl

MAY 8 1969

RECEIVED

Per

103—DEED - BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. 1RT

COPYRIGHT© 1965 BY ALL-STATE OFFICE SUPPLY CO. 49 EDISON PLACE, NEWARK, N. J. 07102

24859

This Indenture,

Made the 27th *day of* March *19* 69,

Between

WALTER V. LEEDS and THERESE M. LEEDS, his wife

residing at No. 783 Valley Road *in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey *herein designated as the Grantors,*

And

FREDERICK T. KOYLE and ALICE CARTER KOYLE, his wife,

~~residing located at~~ about to reside at No. 783 Valley Road *in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey *herein designated as the Grantees;*

COUNTY OF ESSEX
CONSIDERATION $ 40,000
REALTY TRANSFER FEE
DATE
BY

RECEIVED AND RECORDED
REGISTER'S OFFICE
ESSEX COUNTY, N.J.
MAY 21 11 24 AM '69
BOOK 4306 PAGE 555

DEPUTY REGISTER

Witnesseth, *that the Grantors, for and in consideration of* the sum of FORTY THOUSAND DOLLARS ($40,000) - - - - - -

lawful money of the United States of America, to the Grantors 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 Grantors being therewith fully satisfied, do 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* Town *of* Montclair *in the County of* Essex *and State of New Jersey, more particularly described as follows:*

BEGINNING at a point in the southeasterly side of Valley Road, which said point is distant 164.56 feet on a course of North 36 degrees 39 minutes East from the corner formed by the intersection of the northeasterly side of Alexander Avenue and the southeasterly side of Valley Road and running thence (1) along the southeasterly side of Valley Road North 36 degrees 39 minutes East 80 feet to lands now or formerly of Cornelius H. Egan; thence (2) South 61 degrees 21 minutes East 121.18 feet along the line of lands now or formerly of said Egan and Mildred A. Walley to a point; thence (3) through lands of the party of the first part, South 36 degrees 39 minutes West 96.86 feet to a point; thence (4) further through lands of the party of the first part, North 53 degrees 21 minutes West 120 feet to the southeasterly side of Valley Road and the point and place of BEGINNING.

This description is in conformance with the "Subdivision Map showing property on Alexander Avenue and Valley Road, Montclair, New Jersey", prepared for the parties of the first part by Miller & McGiffert, Inc., Engineers, Map #11789, dated February 11, 1965.

The above description being in accordance with survey, dated January 28, 1969, made by Alfred J. Clark, surveyor, Montclair, New Jersey.

TOGETHER with all the right, title, and interest of the parties of the first part in and to so much of Valley Road as adjoins said premises to the center lines thereof.

BEING known and designated as No. 783 Valley Road, Montclair, New Jersey.

BEING the same premises conveyed to the grantors herein by Brian R. White and Betty P. White, his wife, by Deed, dated February 1, 1969, recorded February 4, 1969, in the Office of the Register of the County of Essex, in Book 4299 of Deeds for said County, at page 1176, etc.

SUBJECT to easements and restrictions of record; municipal zoning ordinances; and, such state of facts as an accurate survey may disclose.

2333382

783 Valley Road

MAP 3 BLOCK C LOT 52

Alton 22 Pompton Ave Cedar Grove

ASSESSORS OFFICE

RECEIVED FEB 28 1969

BOOK 4299 PAGE 1176

103—DEED - BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. 1QY

COPYRIGHT© 1965 BY ALL-STATE OFFICE SUPPLY CO. 49 EDISON PLACE, NEWARK, N. J. 07102

This Indenture,

22215

Made the 1st *day of* February *19* 69 ,

Between

BRIAN R. WHITE and BETTY P. WHITE, his wife,

residing at 162 Park Street
in the Town *of* Montclair *in the County of* Essex *and State of* New Jersey *herein designated as the Grantors,*

And

WALTER V. LEEDS and THERESE M. LEEDS, his wife,

about to reside at 783 Valley Road
~~residing or located at~~
in the Town *of* Montclair *in the County of* Essex *and State of* New Jersey *herein designated as the Grantees;*

Witnesseth, *that the Grantors, for and in consideration of* the sum of THIRTY-EIGHT THOUSAND ($38,000.00) and no/100----------dollars *lawful money of the United States of America, to the Grantors 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 Grantors being therewith fully satisfied, do 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* Town *of* Montclair *in the County of* Essex *and State of New Jersey, more particularly described as follows:*

BEGINNING at a point in the southeasterly side of Valley Road which said point is distant 164.56 feet on a course North 36° 39' East from the corner formed by the intersection of the northeasterly side of Alexander Avenue and the southeasterly side of Valley Road and running thence; (1) Along the southeasterly side of Valley Road North 36° 39' East 80 feet to lands now or formerly of Cornelius H. Egan; thence (2) South 61° 21' East 121.18 feet along the line of lands now or formerly of said Egan and Mildred A. Walley to a point; thence (3) Through lands of the party of the first part South 36° 39' West 96.86 feet to a point; thence (4) further through lands of the party of the first part North 53° 21' West 120 feet to the southeasterly side of Valley Road and the point and place of Beginning.

This description is in conformance with the "Subdivision Map showing property on Alexander Avenue and Valley Road, Montclair, New Jersey" prepared for the parties of the first part by Miller & McGiffert, Inc., Engineers, Map #11789, dated February 11, 1965.

Together with all the right, title and interest of the party of the first part in and to so much of Valley Road as adjoins said premises to the center lines thereof. Subject to the easement of a brook through said premises.

Being the same premises conveyed to the Grantors herein by deed from James Marshall Allen and Eleanor D. Allen, his wife, dated August 30, 1965 and recorded in the Essex County Register's Office on September 14, 1965 in Deed Book 4120, page 94.

COUNTY OF ESSEX
CONSIDERATION $ 38,000.00
REALTY TRANSFER FEE $ 7.35
DATE
BY

RECEIVED AND RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J.
Feb 4 11 39 AM '69
DEPUTY REGISTER

783 Valley Rd.
232 7023

MAP 3 BLOCK C LOTS 2

J Albcorn Jr 484 Bldg Co

Intl

103—N. J. DEED—BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. E O T ALL-STATE OFFICE SUPPLY CO. 49 EDISON PLACE, NEWARK 2, N. J.

BOOK 4120 PAGE 94

This Indenture,

ASSESSOR'S OFFICE RECEIVED SEP 11 1965

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J. SEP 11 10 52 AM '65

Made the 30th *day of* August *, in the year of our Lord One Thousand Nine Hundred and* Sixty-five

Between JAMES MARSHALL ALLEN and ELEANOR D. ALLEN, his wife

residing at 205 Alexander Avenue *in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey *party of the first part;*

And BRIAN R. WHITE and BETTY P. WHITE, his wife

residing at 162 Park Street *in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey *party of the second part:*

Witnesseth, *that the said party of the first part, for and in consideration of* - - - - - - - - - - - - ONE ($1.00) DOLLAR - - - - - - - - - - - - - - *lawful money of the United States of America,* and other good and valuable considerations *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* Town *of* Montclair *in the County of* Essex *and State of* New Jersey

BEGINNING at a point in the southeasterly side of Valley Road which said point is distant 164.56 feet on a course North 36° 39' East from the corner formed by the intersection of the northeasterly side of Alexander Avenue and the southeasterly side of Valley Road and running thence; (1) Along the southeasterly side of Valley Road North 36° 39' East 80 feet to lands now or formerly of Cornelius H. Egan; thence (2) South 61° 21' East 121.18 feet along the line of lands now or formerly of said Egan and Mildred A. Walley to a point; thence (3) Through lands of the party of the first part South 36° 39' West 96.86 feet to a point; thence (4) further through lands of the party of the first part North 53° 21' West 120 feet to the southeasterly side of Valley Road and the point and place of BEGINNING.

This description is in conformance with the "Subdivision Map showing property on Alexander Avenue and Valley Road, Montclair, New Jersey" prepared for the parties of the first part by Miller & McGiffert, Inc. Engineers, Map #11789, dated February 11, 1965.

Together with all the right, title and interest of the party of the first part in and to so much of Valley Road as adjoins said premises to the center lines thereof. Subject to the easement of a brook through said premises.

Being the same premises conveyed to James Marshall Allen and Eleanor D. Allen, his wife, by James Marshall Allen and Eleanor D. Allen, his wife, by deed dated March 19, 1965 and recorded March 24, 1965 in Essex County Deed Book 4081 at page 160.

RS 6.05

Valley Road 1776082

MAP 3 BLOCK C LOT 52

MAP 3 BLOCK C LOT 54

Georginia C Foresman

to

Frank Peruty

7/7/50

See

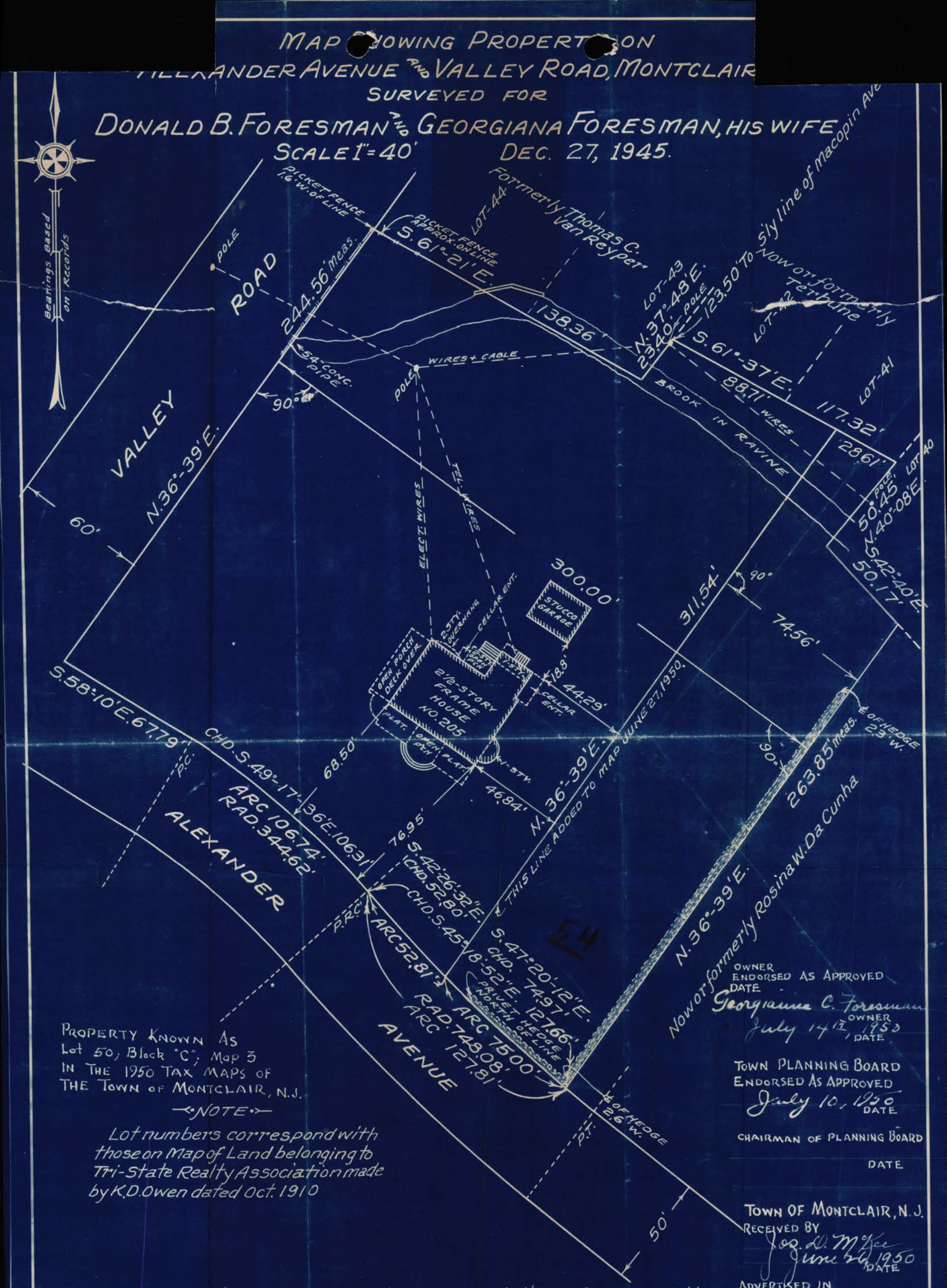
MAP 3 BLOCK C LOT 50 H

MAP SHOWING PROPERTY ON ALEXANDER AVENUE AND VALLEY ROAD, MONTCLAIR

SURVEYED FOR

DONALD B. FORESMAN AND GEORGIANA FORESMAN, HIS WIFE

SCALE 1" = 40' DEC. 27, 1945.



PROPERTY KNOWN AS
Lot 50; Block "C"; Map 3
IN THE 1950 TAX MAPS OF
THE TOWN OF MONTCLAIR, N.J.

NOTE

Lot numbers correspond with those on Map of Land belonging to Tri-State Realty Association made by K.D. Owen dated Oct. 1910

OWNER ENDORSED AS APPROVED
DATE
Georgiana C. Foresman
OWNER
July 14th, 1950
DATE

TOWN PLANNING BOARD
ENDORSED AS APPROVED
July 10, 1950
DATE

CHAIRMAN OF PLANNING BOARD

DATE

TOWN OF MONTCLAIR, N.J.
RECEIVED BY
Jos. D. McGee
June 26, 1950
DATE

ADVERTISED IN
Montclair TIMES June 29, 1950

HEARING HELD
July 10, 1950

This survey is made upon a requisition of Essex Title Guaranty and Trust Company Title No. G-51339 and follows the instructions therein contained - Surveyed Dec. 27, 1945

Miller & McGiffert, Inc.

MILLER AND McGIFFERT, INC. ENGINEERS
484 BLOOMFIELD AVENUE, MONTCLAIR, N.J.
TEL. MONT. 2-6338

3-C-50 & 100
BK. 130 P. 28-29

7943
MAP NO. 6868
JOB NO. 9810
11962

3.C.54

3.C.54

R 12 WTTY

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

MAP 3 BLOCK C LOT 55 pt
add to 56

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO _____ AND _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

DEED _____ Block _____ No. _____

Date of Deed AUG 24/40 19 Liber _____ pa. _____

Cons. $ 1 Ack'd AUG 24/40 19 Recorded AUG 28/40 19

Grantors

JAMES LESTER MC CLOUD, JR,
SINGLE
MONT

50 CENTS STAMPS
ACK'D- WALTER G BRANDLEY,
MCC NJ

Grantees

ROBERT B RUSSELL &
MARGARET M RUSSELL, HIS WF
MONT

Premises

MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE _____ AND TO _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT PT ON N L OF ALEXANDER AVE SD PT BG 370FT
DIST E FR E L OF VALLEY RD MEAS AT L
TH STILL ALG SD L S 52° 13' E 11.45FT
TH THROUGH LDS OF MC CLOUD & ALG E L OF
MASONRY STONE WALL N 37° 59' E 245.45FT
TH N 42° 40' W 17.45FT
TH S 36° 39' W 248.42FT TO B

C.E.P.

T532-7-40-10M
N. J. R. T. I. CO.

JJ 5 B&S
COV AGST GRANTOR

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

201 Alexander

MAP 3 BLOCK C LOT 55 pt

New No. 5.6.

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

DEED Block No.

Date of Deed FEB 29/40 19 Liber K 96 pa. 216-217

Cons. $ 200. Ack'd FEB 29/40 19 Recorded MAR 11/40 19

Grantors

JAMES LESTER MC CLOUD, SINGLE
TOWN OF MTCLAIR

.50 STAMPS
ACKD BE F CHARLES C HUGHES
ATTY AT LAW OF N J

Grantees

UNITED STATES TRUST COMPANY
OF NEWARK
CITY OF NEWARK

Premises TOWN OF MTCLAIR

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE _____ AND TO _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT A PT IN THE NELY SI LI OF ALEXANDER AV DIST 300 FT SELY FR THE SELY LI OF VALLEY RD MEASD AT L THERETO, WH SD PT IS ALSO THE SELY COR OF THE 2ND TR DESC IN BK I 56 OF DEEDS FOR ESSEX CTY ON PAGE 75
TH N 36° 39' E 260.24 FT TO A PT AND ANGLE
TH S 42° 40' E 71.23 FT TO A PT AND ANGLE IN A BROOK
TH S 36° 39' W 248.42 FT TO A PT IN SD NELY SI LI OF ALEXANDER AV
TH ALG THE SA N 52° 13' W 70 FT TO THE PT AND PL OF B. THE ABV DESC IS DRAWN IN ACCORD WI A SURVEY MD BY FRANK D LEFFINGWELL, C E MTCLAIR, N J, DATED APR 29/38

HAB: UNTO _____ AND _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

C.F.D.

T532-11-39-10M
N. J. R. T. I. CO.

R 21

201 Alexander

new no. 58

MAP 3 BLOCK C LOT 55 pt

APPLICATION NO.....

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO.....AND.....HEIRS,

SUCCRS., EXRS., ADMRS., AND ASSIGNS FOREVER.

DECREE DEC 9/36

SOLICITOR PHILIP GOODELL

DEED.....Block.....No.....

Date of Deed APR 24/37 19 Liber C 92 pa. 222-225

Date of Sale APR 13/37 19 Ack'd or Proved MAY 5/37 19

Cons. $ 100 Conf'd APR 24/37 19 Recorded MAY 13/37 19

Grantor JAMES A MC RELL

Sh'ff M. C. C.

Court OF CHY

Writ of FI FA

Date of Writ DEC 15/36

Book C 20 of Executions, pa. 240

THE MONTCLAIR SAVINGS BANK
BANKG INSTI NJ -- COMPLT
JAMES LESTER MC CLOUD,JR,
RUTH JOHNSTON [OR RUTH XXXXXXX
JOHNSTON MC CLOUD] DAVID T
YOUNG AND DOROTHY S YOUNG,HIS
WF DEFTS

[OVER]

PREMISES MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM

UNTO THE..... AND TO.....

HEIRS, SUCCRS., EXRS., ADMRS AND ASSIGNS FOREVER

B AT PT IN N L ALEXANDER AVE DIST MEAS E ALG
SD L 426FT FR INTER WITH E L VALLEY RD
TH XXX ALG N L ALEXANDER AVE S 52° 13' E 74.01
FT TO LD NOW OR FMLY JOHN C DODD
TH ALG W L LD N 36° 39' E 226.47FT
TH N 42° 40' W 75.30FT
TH S 36° 39' W 238.97FT TO N L ALEXANDER AVE
AT B.
TOG WITH ALL RIGHT, TITLE & INT OF ∞ IN & TO
SO MUCH ALEXANDER AVE AS LIES IN FRONT OF
PREM TO CEN L THF
RECITES PART K 39, 42, SD DESCPT TAKEN FR SUR
MADE BY FRANK D LEFFINGWELL, C E DT MAR 1/33

[OVER]

HW3

ESSEX COUNTY
T 39 12-36-3M C

DUE UNTO COMPLT $2057,22 PRIN & INT SECURED BY
MTG GIVEN BY JAMES LE TER MC CLOUD WIDOWER
REC U XX 76, 268 TOG WITH INT FR XXXXXXX
DEC 3/36
COSTS COMPLT $155.31

GRANTEE-- THE MONTCLAIR SAVINGS BANK, BANKG INSTI OF NJ
MONT

50 CENTS STAMPS

ACK'D-EDWARD FENIAS, MCC.

Whereas I, the said as such Sheriff as aforesaid, did, in due form of law, advertise the said lot of land and premises to be sold under and by virtue of the said writ of fieri facias, at public vendue, to be held at the Court House in the City of Newark, on , the day of A. D., Nineteen Hundred and Thirty- at two o'clock in the afternoon of that day. By public advertisements signed by myself, and set up at five or more public places in the said County of Essex, one of which was in the where said Real Estate is situated, of the time and place appointed for such sale, for at least three weeks preceding the time appointed for said sale, and publishing the same in the and the two of the newspapers printed and published in the said County, where the lands above described are situated, the same being designated for the publication by the laws of this State, and circulating in the neighborhood of said Real Estate, for at least once a week during four consecutive calendar weeks, the first publication being at least twenty-one days prior, and the last publication being not more than eight days prior to the time so appointed for selling the same, one of which said newspapers to wit: is printed and published at Newark, the County Seat of said County, at which time and place I did accordingly offer and expose the said lot of land and premises for sale at public vendue under and by virtue of the said writ of fieri facias.

MAP 3 BLOCK C LOT 55.

James L. McCloud Jr. & Wf

to

Donald J. Pounds & Wf

Aug. 15, 1962

See

MAP 3 BLOCK C LOT 58.

MAP 3 BLOCK C LOT 55

July 1, 1915

See Trans.

MAP 3 BLOCK C LOT 50

10M—5 05.

31 WTTY

3 C 55

DEED Block No.

Date of Deed OCT 6\05 190 Liber pa.

Cons. $ 1, Ack'd OCT 6\05 190 Recorded OCT 9\05 190

Grantors

ROSINA W,DA CUNHA

GEO W,DA CUNHA HER HUS

Grantees

JAMES LESTER MC CLOUD,

Premises

TOWN MONT

B IN N L OF ALEXANDER AV DIST E 300 FT 4 IN
E ALG SD LINE 300 FT 4 IN FR E L OF VALLEY RD
SD PT BG THE SE COR OF LOT CONVD BY ① TO JAMES
LESTER MC CLOUD D 38 155 157
TH ALG N L OF ALEXANDER AV E 200 FT
N = WITH VALLEY RD 220 FT ± TO S L OF THOS C
VAN REYPER
ALG LAST MENTD LINE W 204 FT ± TO NE COR
OF LOT CONVD TO JAMES LESTER MC CLOUD ABV MENTD
ALG E L SD MC CLOUD LOT SLY 262 FT ± TO B
TOGETHER WITH ALL THE RIGHT TITLE & INT
OF ① IN & TO SO MUCH OF ALEXANDER AV AS LIES IN
FRONT OF SD LOT TO THE CENTER LINE THF
SUB RESTRS FOR 25 YRS AS TO BLDGS&C
RECITES --

COMPARED INDEXED

BAKER PRINTING CO. NEWARK

Rosing W. DaCunha
to
James Lester McCloud



Garden State

ASSESSOR'S OFFICE
RECEIVED
JUL 26 1965
Per

103—N. J. DEED—BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. COT ALL-STATE OFFICE SUPPLY CO. 49 EDISON PLACE, NEWARK 2, N.J.

BOOK 4103 PAGE 236

This Indenture,

Made the 24th *day of* June *, in the year of our Lord One Thousand Nine Hundred and* Sixty Five

Between ROBERT B. RUSSELL and MARGARET N. RUSSELL, his wife,

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J. JUL 2 3 01 PM '65 REGISTER

residing at No. 201 Alexander Avenue *in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey, *party of the first part;*

And F. MALCOLM MINOR and NANCY R. MINOR, his wife, residing at No. 112 Mt. Hebron Road,

in the Town *of* Montclair *in the County of* Essex *and 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----------($1.00) *lawful money of the United States of America,* and other good and valuable consideration *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, ha 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* Town *of* Montclair *in the County of* Essex *and State of* New Jersey

Tract One

BEGINNING at a point in the northeasterly side line of Alexander Avenue, distant three hundred feet southeasterly from the southeasterly line of Valley Road, measured at right angles thereto, which said point is also the southeasterly corner of the second tract described in Book I-56 of Deeds for Essex County, on page 75; thence

(1) north thirty six degrees thirty nine minutes east two hundred sixty feet and twenty four hundredths of a foot to a point and angle; thence

(2) south forty two degrees forty minutes east seventy one feet and twenty three hundredths of a foot to a point and angle in a brook; thence

(3) south thirty six degrees thirty nine minutes west two hundred forty eight feet and forty two hundredths of a foot to a point in said northeasterly side line of Alexander Avenue; thence

(4) along the same, north fifty two degrees thirteen minutes west seventy feet to the point and place of BEGINNING.

BEING the same premises conveyed to the Grantors herein by deed of United States Trust Company of Newark dated May 1, 1940 and recorded in the Office of the Register of Essex County on May 3, 1940 in Book V 96 at pages 160, etc.

Tract Two

BEGINNING at a point on the northerly line of Alexander Avenue said point being three hundred seventy (370) feet distant easterly from the easterly line of Valley Road measured at right angles; thence

(1)still along said line south 52 degrees 13 minutes east 11.45 feet to a point; thence

R S 37.40

201 Alexander Ave

1667 P86

MAP 3 BLOCK C LOT 56

(2) through the lands of McCloud and along the easterly line of a masonry stone wall north 37 degrees 59 minutes east 245.45 feet to a point; thence
(3) north 42 degrees 40 minutes west 17.45 feet to a point; thence
(4) south 36 degrees 39 minutes west 248.42 feet to the point and place of BEGINNING.

BEING the same premises conveyed to the Grantors herein by deed of James Lester McCloud, Jr. dated August 24, 1940 and recorded in the Office of the Register of Essex County on August 28, 1940 in Book G-97, pages 272, etc.

R 7 WTTY

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO _____ AND _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

201 Alexander

MAP 3 BLOCK C LOT 56

DEED _____ Block _____ No. _____

Date of Deed MAY 1/40 19 Liber V 96 pa. 160-161

Cons. $ 5Add MAY 1/40 19 Recorded MAY 3/40 19

Grantors

UNITED STATES TRUST COMPANY OF
NEWARK, CORP NJ-NWK

$5 STAMPS
ACK'D- HAROLD C KINGS,
NP NJ

Grantees

ROBERT B RUSSELL, &
MARGARET N RUSSELL, HIS WF
MONT

Premises MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE _____ AND TO _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT PT IN NE S L OF ALEXANDER AVE DIST
300FT S E FR SE L OF VALLEY RD MEAS AT L
THERETO WH PT IS ALSO SE COR OF 2ND TR
DESCD IN I 56, 75
TH N 36° 39' E 260.24FT TO PT & ANGLE
TH S 42° 40' E 71.23FT TO PT & ANGLE IN
BROOK
TH S 36° 39' W 248.42FT TO PT IN NE S L OF
ALEXANDER AVE
TH ALG SA N 52° 13' W 70FT TO B
DESCPT DRAWN ACCORD WITH SUR MADE BY FRANK
D LEFFINGWELL, C E, MONT, NJ DT APR 29/38

CIP

T532-4-40-9M
N. J. R. T. I. CO.

MAP 3 BLOCK C LOT 56

Mar 11, 1940

Aug 28, 1940

See Trans.

MAP 3 BLOCK C LOT 55

C FP.

W F HINCHLIFFE 110 ELLISON ST PAT

107—WARRANTY DEED SHORT FORM IND. OR CORP. G K Z - N ALL-STATE OFFICE SUPPLY CO. 502 HIGH ST., NEWARK 2, N. J.

BOOK 3884 PAGE 455

This Indenture,

Made the 15th *day of* August *, in the year One Thousand* Nine Hundred and Sixty-Two

Between JAMES L. McCLOUD, JR. and ELLENOR W. McCLOUD, his wife

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J. AUG 16 11 21 AM '62 BOOK 3884 PAGE 455 REGISTER

of the Town *of* Montclair *in the County of* Essex *and State of* New Jersey *party of the first part, hereinafter known as the grantor s ;*

And DONALD J. POUNDS and THERESE E. POUNDS, his wife

residing at #191 Alexander Avenue

in the Town *of* Montclair *in the County of* Essex *and State of* New Jersey *party of the second part, hereinafter known as the grantee s :*

R.S. 24:20

Witnesseth, That in consideration of

ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION

the said grantor s do grant, bargain, sell and convey, unto the said grantees their heirs and assigns

All that

tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the Town *of* Montclair *in the County of* Essex *and State of* New Jersey

BEGINNING at a point in the northerly line of Alexander Avenue distant along same 381.46 feet easterly from its intersection with the easterly line of Valley Road; and running thence (1) along the northerly line of Alexander Avenue south 52 degrees 13 minutes east 118.55 feet; thence (2) north 36 degrees 39 minutes east 226.47 feet; thence (3) north 42 degrees 40 minutes west 114.77 feet; thence (4) south 37 degrees 59 minutes west 245.45 feet to the northerly line of Alexander Avenue to point and place of beginning.

DESCRIPTION in accordance with survey made by Farro Bros., Engineers and Surveyors, Cedar Grove, New Jersey dated September 16, 1959.

BEING the same premises title to which is vested in James L. McCloud, Jr. as the only heir at law and next of kin of James McCloud, Sr., deceased who died December 13, 1934. James L. McCloud and Margaret M. McCloud, his wife, obtained title from John Howard Connver, unmarried, by deed dated July 1st, 1915, recorded July 1, 1915 in the office of the Register of Essex County in Deed Book I 56, page 78.

191 Alexander 112 3796

MAP 3 BLOCK C LOT 58

Make one 44 3-C-58

S 37 B & S LOCATED DOCKETED REGISTERED INDEXED VERIFIED CHANGED IN REG.

See if this takes in house + OTB

191 Alexander

MAP 3 BLOCK C LOT 58

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO ____ AND ____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

DEED ____ Block ____ No. ____

Date of Deed AUG 23/37 19 ____ Liber L 92 pa. 361-363

Cons. $1. Ack'd AUG 23/37 19 ____ Recorded AUG 24/37 19 ____

Grantors

THE MONTCLAIR SAVINGS BANK
A BANKING INST OF N.J.
$3.00 STAMPS

ACK BEFORE
ANGELO B. SPINELLI
N P OF N.J.

Grantees

JAMES LESTER MC CLOUD
MONTCLAIR

Premises MONTCLAIR

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE ____ AND TO ____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT A PT IN N L OF ALEXANDER AV DIST MEAS
E ALG SB L 426 FT FR ITS INTER WITH E L
OF VALLEY RD
TH ALG THE N L OF ALEXANDER AV S 52° 13' E
74.01 FT TO L OF LD NOW OR FMLY OF JOHN C.
DODD
TH ALG THE W L OF THAT LD N 36° 39' E 226.47
FT
TH N 42° 40' W 75.30 FT
TH S 36° 39' W 238.97 FT TO N L ALEXANDER AV
AT THE PT OR PL OF B.
TOGETHER WITH ALL THE RIGHT TITLE AND INT OF
[OVER]

HWB.

T. 29A 4-37 12M J
F. U. T. & M. G. CO.

© IN AND TO SO MUCH OF ALEXANDER AV AS LIES IN FRONT OF SD PREMI TO THE CENTRE L THEREOF RECITES B SA C 92 P 222.

MAP 3 BLOCK C LOT 58

May 13, 1937

See Trans.

MAP 3 BLOCK C LOT 55

KW3.

June, 1972 Gu. Wash Ave. Bergenfield

ASSESSOR'S OFFICE
RECEIVED
AUG 31 1972
Per

BOOK 4417 PAGE 614

103—DEED - BARGAIN AND SALE (COVENANT AGAINST GRANTOR) HUZN
IND. TO IND. OR CORP.

COPYRIGHT© 1971 BY ALL-STATE LEGAL SUPPLY CO.
249 SHEFFIELD STREET, MOUNTAINSIDE, N.J. 07092

This Deed, *made the* 29th *day of* July 19 72

Between WILLIAM H. LORD and MARY LOUISE LORD, his wife,

residing at 189 Alexander Avenue *in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey *herein designated as the Grantors.*

And

ANTHONY H. BAKER and KATHLEEN M. BAKER, his wife,

~~residing or located at~~ about to reside at 189 Alexander Avenue *in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey *herein designated as the Grantees;*

COUNTY OF ESSEX
CONSIDERATION 42,000.00
REALTY TRANSFER FEE
DATE
BY

Witnesseth, *that the Grantors, for and in consideration of* FORTY-TWO THOUSAND ($42,000.00) DOLLARS **********

lawful money of the United States of America, to the Grantors 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 Grantors being therewith fully satisfied, do 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* Town *of* Montclair *in the County of* Essex *and State of New Jersey, more particularly described as follows:*

BEGINNING at a point in the northerly line of Alexander Avenue at a point therein distant 500 feet from the easterly line of Valley Road measured at right angles thereto; running thence (1) north 36 degrees 39 minutes east 226.47 feet; thence (2) south 42 degrees 40 minutes east 49.63 feet to a point; thence (3) south 54 degrees 10 minutes east 19.62 feet; thence (4) south 36 degrees 39 minutes west 218.90 feet to the northerly line of Alexander Avenue; thence (5) along the said northerly line of Alexander Avenue north 52 degrees 13 minutes west 68.4 feet to the point of BEGINNING.

Subject to zoning ordinances and restrictions of record, if any.

Being the same premises conveyed to the grantors by deed of Keith A. Leibbrand and Christine C. Leibbrand, his wife, dated September 25, 1959, and recorded in the Essex County Register's Office on September 28, 1959 in Book 3667 of Deeds for said County, on pages 18 &c.

RECEIVED AND RECORDED
REGISTER'S OFFICE
ESSEX COUNTY, N.J.
AUG 11 11 11 AM '72
REGISTER

eml

189 Alexander Ave.
2545-371
BLOCK 2801 LOT 27
MAP 32 PAGE 2 LOT 5.9

107—WARRANTY DEED—[illegible] FORM
IND. OR CORP.

F I T

[illegible]ATE OFFICE SUPPLY CO.
50[illegible]GH ST., NEWARK 2, N. J.

BOOK 3667 PAGE 18

This Indenture,

Made the 25th *day of* September *, in the year One Thousand Nine Hundred and* Fifty-nine

Between

KEITH A. LEIBBRAND and CHRISTINE C. LEIBBRAND, his wife,

Boyd & Mel

of *the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey *party of the first part, hereinafter known as the grantor*s ;

And

WILLIAM H. LORD and MARY LOUISE LORD, his wife

NF

of *the* Township *of* Moorestown *in the County of* Burlington *and State of* New Jersey *party of the second part, hereinafter known as the grantee*s :

Witnesseth, *That in consideration of*

One Dollar and other good and valuable consideration,

*the said grantor*s *do grant, bargain, sell and convey, unto the said grantee*s, their heirs *and assigns*

All that *tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey, bounded and described as follows:

BEGINNING at a point in the northerly line of Alexander Avenue at a point therein distant 500 feet from the easterly line of Valley Road measured at right angles thereto; running thence (1) north 36 degrees 39 minutes east 226.47 feet; thence (2) south 42 degrees 40 minutes east 49.63 feet to a point; thence (3) south 54 degrees 10 minutes east 19.62 feet; thence (4) south 36 degrees 39 minutes west 218.90 feet to the northerly line of Alexander Avenue; thence (5) along the said northerly line of Alexander Avenue north 52 degrees 13 minutes west 68.4 feet to the point of BEGINNING.

Being the same premises conveyed to the grantors by deed of Richard L. Prescott and Patricia B. Prescott, his wife, dated November 21st, 1957, and recorded in the Essex County Register's Office November 22, 1957 in Book 3529 of Deeds for said County, on Pages 23 &c.

Subject to zoning ordinances and restrictions of record, if any.

ESSOR'S OFFICE
NOV 9 1959
RECEIVED
RECEIVED
SEP 28 10 30 AM '59
RECORDED
REGISTERED
RECEIVED
REGISTERED
RECORDED
OFFICE
N.J.
R.S. 26.95
719000
189 Alexander Ave
9600
MAP 3 BLOCK C NOV 59

RECEIVED
DEC 12 1957

WARRANTY DEED (SHORT FORM)—FORM NO. 159
IND. OR CORP.

THE CHISHOLM PRINTING COMPANY, 409 PEARL ST., N. Y. 5606

This Deed,

BOOK 3529 PAGE 23

Made the twenty-first *day of* November, *in the year one thousand nine hundred and* Fifty-seven,

Between

RICHARD L. PRESCOTT and PATRICIA B. PRESCOTT, his wife,

of the Town of Montclair, in the County of Essex and State of New Jersey,

hereinafter known as the Grantors,

And

KEITH A. LEIBBRAND and CHRISTINE C. LEIBBRAND, his wife,

(No. 79 Montague Place)

of the Town of Montclair, in the County of Essex and State of New Jersey,

hereinafter known as the Grantees,

Witnesseth, *that in consideration of the sum of*

One Dollar and other good and valuable consideration,

the said Grantors do grant, bargain, sell and convey, unto the said Grantees, their heirs *and assigns forever, all* that *certain tract of land and premises situate in the* Town *of* Montclair, *in the County of* Essex *and State of New Jersey,* bounded and described as follows:

BEGINNING at a point in the northerly line of Alexander Avenue at a point therein distant 500 feet from the easterly line of Valley Road measured at right angles thereto; running thence (1) north 36 degrees 39 minutes east 226.47 feet; thence (2) south 42 degrees 40 minutes east 49.63 feet to a point; thence (3) south 54 degrees 10 minutes east 19.62 feet; thence (4) south 36 degrees 39 minutes west 218.90 feet to the northerly line of Alexander Avenue; thence (5) along the said northerly line of Alexander Avenue north 52 degrees 13 minutes west 68.4 feet to the point of beginning.

Being the same premises conveyed tc the grantors by deed of Thomas D. Rowe and Georgia S. Rowe, his wife, dated May 1, 1951, and recorded in the Essex County Register's Office May 2, 1951 in Book 2938 of Deeds for said County, on Pages 502 &c.

Subject to zoning ordinances and restrictions of record, if any.

R.S. $25.85

447124
189 Alexander Ave
9800
MAP 3 BLOCK C LOT 59

RECEIVED RECORDED
BOOK 3529 PAGE 23

Garden State Title Ins Co
295 Bfld Ave
Mtcle, N J

#6 AON

ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK C LOT 39

189 Alexander Ave
7500

W **DEED**

By THOMAS D ROWE & GEORGIA S WIFE
MONTCLAIR

To RICHARD L PRESCOTT & PATRICIA B WIFE
VERONA

Block **Lot**

Dated 5-1-51 **Ack** 5-1-51

Rec. 5-2-51 **Book** 2938 502

Returned to: S Charles Savona
1 E Mercer St Hackensack

Stamps $23.65 **Cons.** $1.

Liens None

ASSESSOR'S OFFICE RECEIVED MAY 7 1951 Per

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B at a pt in the N l of Alexander Ave at a pt therein dist 500 ft from the E l of Valley Road meas at r/a thereto
TH runn N 36° 39' E 226.47 ft
TH S 42° 40' E 49.63 ft to a pt
TH S 54° 10' E 19.62 ft
TH S 36° 39' W 218.90 ft to the N l of Alexander Ave
TH alg the sd N l of Alexander Ave N 52° 13' W 68.4 ft to pl of B
RECITE S A C-106 434

Re-recorded

#9 A. R.

ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK C LOT 59

W **DEED**

189 Alexander Ave 7500

By JOHN C. DODD &
SUSAN C. HIS WIFE
SEA GIRT

To THOMAS D. ROWE &
GEORGIA S. HIS WIFE
MONTCLAIR

Block ..... Lot .....

Dated 9/12/45 Ack 9/12/45
9/15/45 C-106 434
Re- Rec. 4/5/51 Book 2931 398

Returned to: S. Charles Savona
1 E. Mercer St.
Hackensack

Stamps $14.30 Cons. $1.00

Liens -

ASSESSOR'S OFFICE RECEIVED APR 14 1951

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B at a pt in the N l of Alexander Ave at a pt thrn dist 500 ft fr the E l of Valley Rd meas at r/a thereto;

RUNN TH (1) N 36° 39 min E 226.48 ft
TH (2) S 42° 40 min E 49.63 ft to a pt
TH (3) S 54° 10 min E 19.62 ft
TH (4) S 36° 39 min W 218.90 ft to the N l of Alexander Ave.,
TH (5) alg sd N l of Alexander Ave N 52° 13 min W 68.4 ft to the pt of B.

#8 AON

Note measurements

ESSEX COUNTY REGISTER'S OFFICE

159 Alexander

MAP 3 BLOCK C LOT 59

W

DEED

7300

By JOHN C DODD & SUSAN C WIFE
SEA GIRT MONMOUTH CO

To THOMAS D ROWE & GEORGIA S WIFE
MONTCLAIR

Block..... Lot.....

Dated 9-12-45 Ack. 9-12-45

Rec. 9-15-45 Book C-106 434

Returned to: Donald B Jones
744 Broad St Nwk

Stamps $14.30 Cons. $1.

Liens None

ASSESSOR'S OFFICE RECEIVED DEC 28 1945 Per

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B at a pt in the N l of Alexander Ave at a pt therein dist 500 ft from the E l of Valley Road meas at r/a thereto
TH N 36° 39' E 226.47 ft
TH S 42° 40' E 49.63 ft to a pt
TH S 54° 10' E 19.62 ft
TH S 36° 39' W 218.90 ft to the N l of Alexander Ave
TH alg the sd N l of Alexander Ave N 52° 13' W 68.4 ft to pl of B
RECITE S A M-62 297

3 J

~~3 6 60~~ RV

WTTY

MAP 3 BLOCK C LOT 59

Au

APPLICATION No.

EXAMINED

RECORD OF INSTRUMENT

DEED Block No.

Date of Deed DEC 4 1917 19 Liber pa.

Cons. $ 1. Ack'd DEC 4 1917 19 Recorded OCT 31 1919 19

Grantors

WILLIAM P, UNDERHILL
MARGARET H, UNDERHILL
HIS WF

STAMPS .50

Premises

TOWN OF MONT

B AT A PT IN THE N L OF ALEXANDER AV WHERE SA IS INTERSECTED BY W S OF ① , SD PT BG ALSO THE SE COR LD CONVD BY ① TO ② JULY 6 1915

TH E ALG ALEXANDER AV 8 4/10 FT TO A PT

TH NE = WITH DIV LINE BET LDS OF ① & LDS FMLY CONVD BY ① TO ② AS AFSD 223 FT ± TO NE L OF LDS OF WM P, UNDERHILL

TH NW ALG NE L ① 8 4/10 FT ± TO NW S OF ①

TH SW ALG NW LINE OF ① , WHICH LINE IS ALSO THE DIV LINE BET LDS OF ① & LDS FMLY CONVD BY ① TO ② 223 FT ± TO PL OF B

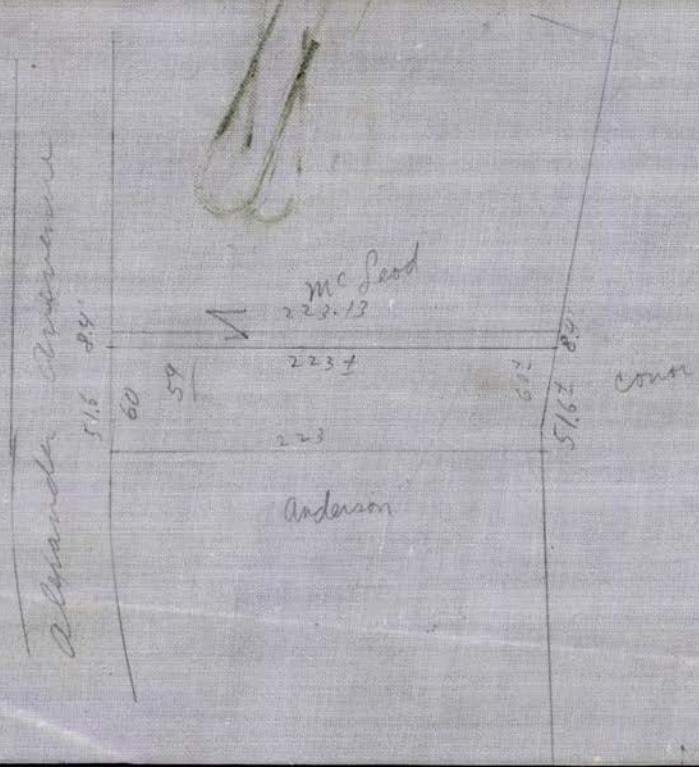
SUB TO MTG UPON ABV PREM & OTHER PREM X 28 102 105 WHICH ① AGREES TO HAVE DISCHARGED OF RECORD WITHIN 14 MONTHS FR DATE OF THIS DEED.

SUB TO RESTRS ~~RX5~~ P 50 55 58

Grantees

JOHN C, DODD
SUSAN C, DODD HIS WF

3-C-59



3-C-59 pt.
add to 55

W I, WTTY

3 C 59 Part ✓

Curries No.
Bul. New No. 60

DEED Block No.

Date of Deed JULY 6/15, 191 Liber pa.

Cons. $ 1 Ack'd JULY 6/15, 191 Recorded JULY 9/15, 191 ✓

APPLICATION NO.
EXAMINED
RECORD OF INSTRUMENT

Grantors

WILLIAM P UNDERHILL
MARGARET H UNDERHILL HIS WF

Premises

MONTCLAIR

B AT PT IN N L ALEXANDER AVE, WHERE SA IS INTERSECTED BY THE W L OF LDS OF WILLIAM P UNDERHILL, SD PT BG ALSO SE COR OF LD NOW OR FMLY OF WILLIAM MC CLOUD

TH E ALG ALEXANDER AVE, 60 FT

NE = WITH NW L OF LDS OF SD WILLIAM P UNDERHILL 223 FT ± TO THE NE L OF LDS OF SD WILLIAM P UNDERHILL

NW ALG NE L 60 FT ± TO NW L OF LDS OF WILLIAM P UNDERHILL

SW ALG NW L OF LDS OFSD WILLIAM P UNDERHILL 223 13/100 FT TO B

SD W L OF PREM HEREBY CONVD RUNNING = WITH VALLEY RD, & DIST 500 FT, MEASURED AT L FR E L THEREOF,

OVER

Grantees

$1.00

JOHN C DODD,
SUSAN C DODD, HUS & WF,

SUB TO RESTRS IN Y 41, 43 & TO RESTR THAT THE ② THEIR HEIRS OR ASSIGNS, WILL NOT ERECT ANY BLDG UPON THE SD PREM OTHER THAN PRIVATE DWLGS, TO BE OCCUPIED BY NOT MORE THAN ONE FAMILY, & TO COST NOT LESS THAN $5000, WITH THE USUAL OUT BLDGS, SD RESTRS TO RUN WITH THE LD, & TO BE IN FORCE UNTID APL 7, 1929,

SUB TO MTG $500 EDT, ② TO WILLIAM P UNDERHILL TO SECURE PART OF THE CONSID FOR THIS CONVEYANCE

3 ~~B~~ C 59

See Trans.

7 A 24

C 32 B4S

59
3C. pt. √

8-11-20M

APPLICATION NO.
EXAMINED
RECORD OF INSTRUMENT

DEED Block No.

Date of Deed JAN 24/12 191 Liber pa.

Cons. $ 1 Ack'd JAN 24/12 191 Recorded JAN 25/12 191

Grantors

ESSEX REALTY ASSOCIATES
A CORP

Premises TOWN OF MONT

B AT PT IN THE W L OF A TRACT OF LD THIS DAY CONVD TO ① BY ② HERETO WHICH PT IS ALSO THE EXTREME N END OF THE E S OF CERTAIN OTHER TRACT THIS DAY CONVD TO ② BY ③, WHICH PT IS FURTHER LOCATED ON A COURSE OF N 36° 39' E 202 FT & 2/10 FT FR THE CENTRE OF WIGWAM BROOK AT THE N L OF ALEXANDER AV

TH N 53° 58' E 37 7/10 FT
N 78° 45' W 140 FT
S 54° 10' E 108 16/100 FT
N 53° 58' W E 23 5/10 FT TO THE B

Grantees

WILLIAM P UNDERHILL

BG A TRIANGULAR PIECE OF LD SITUATED IN THE REAR OF LD THIS DAY CONVD TO ② BY ③ HERETO THE TITLE TO SD LD BG ALSO CLAIMED IT IS ALLEGED BY THE TRI-STATE REALTY ASSOCIATION, SUCH CLAIM BG AS THE ③ HERTO BELIEVES WITHOUT RIGHT.

BAKER PRINTING CO., NEWARK.

34 J

8-11-20M

APPLICATION No.
EXAMINED
RECORD OF INSTRUMENT

WTTY

DEED Block No. 3C 59 ✓

Date of Deed JAN 24/12 191 Liber pa.

Cons. $ 1. Ack'd JAN 24/12 191 Recorded JAN 25/12 191

Grantors

ESSEX REALTY ASSOCIATES
A CORP

Grantees

WM P, UNDERHILL

Premises

TOWN OF MONT

B AT A PT IN THE N S OF ALEXANDER AV AT THE CENTRE OF WIGWAM BROOK, THE COURSE OF WHICH BROOK IS NOW DETERMINED BY A CONCRETE BRIDGE CARRYING ALEXANDER AV

TH W ALG N LOF ALEXANDER AV ON A CURVE TO THE RIGHT WITH A RAD OF 620 1/10 FT, A DIST OF 230 4/10 FT

TH STILL ALG SD AV TANGENT TO SD CURVE N 53° 20' W 80 FT TO THE SE COR OF LD SD TO BE OF MC CLOUD

TH = WITH VALLEY RD & ALG E S OF MC CLOUD LD N 36° 39' E 223 13/100 FT TO LD NOW OR LATE OF TRI STATE REALTY ASSO

TH ALG SA S 42° 40' E 50 9/10 FT

TH FURTHER ALG SD LD S 54° 10' E 140 FT

TH ALG THE SA COURSE & ALF LD CLAIMED BY THE TRI-STATE REALTY ASSO & ALSO CLAIMED BY THE ESSEX REALTY ASSOCIATES 108 16/100 FT

OVER

BAKER PRINTING CO., NEWARK.

TH N 53° 58' E FURTHER ALG THE SD DISPUTED LD 23 5/10 FT TO W LOF ANOTHER TRACT THIS DAY CONVD TO @ BY @

TH ALG SD TRACT S 36° 39' W 202 2/10 FT TO N LOF ALEXANDER AV & B

TOGETHER WITH ALL THE RIGHT TITLE & INT OF @ INN& TO SO MUCH OF ALEXANDER AV AS LIES IN FRONT OF SD PREM TO THE CENTRE LINE THF.

RECITES PART OF THE 3RD TRACT CONVD BY Y 41 43

SUB TO THE LIEN OF ANY ASSMT FOR MUNICIPAL IMPROVEMENTS THAT HAVE BECOME A LIEN ON SD PREM SINCE APL 7 1909.

SUB FURTHER TO THE RESTRS THAT @ HIS HEIRS & ASSIGNS, WILL NOT ERECT ANY BLDG UPON THE SD PREM OTHER THAN PRIVATE DWLGS TO BE OCCUPIED BY NOT MORE THAN ONE FAMILY, & TO COST NOT LESS THAN $5000. WITH THE USUAL OUT BLDGS SD RESTRS TO RUN WITH THE LD & TO BE IN FORCE UNTIL APL 7 1929.

W 29 WTTY

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

MAP 3 BLOCK C LOT 60

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO ..... AND ..... HEIRS,
SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

DEED ..... Block ..... No. .....

Date of Deed MAY 18/35 19 Liber Z 88 pa. 170-172

Cons. $ 1 Ack'd MAY 18/35 19 Recorded MAY 21/35 19

Grantors

HATTIE A MARSH &
DOUGLAS S MARSH HER HUS
MONTC

ACK- WM WHITNEY AMES
M C C

$7.50 STAMPS

Grantees

THOMAS N MOIR &
LOIS WIER MOIR HIS WF
MONTC

Premises MONTC

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE ..... AND TO ..... HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B N L OF ALEXANDER AV DIST E AT L FR VALLEY RD 568.40 FT FR ITS INTER WITH E S OF VALLEY RD SD PT BG AT SE COR OF LD NOW OR FMLY OF J C DODD & WF

TH ALG L OF SD LD NOW OR FMLY OF DODD & WF ON COURSE = WITH VALLEY RD N 36° 39' E 213.98 FT TO REAR L OF LD OF @ BG L OF LD NOW OR FMLY OF H E HALLBORG & WF

TH ALG LAST MENTD L S 54° 10' E 58.65 FT TO L OF LD NOW OR FMLY OF ZABRISKIE

TH ALG ZABRISKIE'S LD S 37° 42' 50" W 34.90 FT

TH ALG ZABRISKIE'S LD S 29° 29' 50" W 39.85 FT

TH ALG SA = WITH VALLEY RD S 36° 39' W

OVER

HW3.

T. 29 A 1-35-10M C
F. U. T. & M. G. CO.

138.28 FT TO N L OF ALEXANDER AV

TH ALG N L OF ALEXANDER AV ON CURVE TO N WHICH HAS RAD OF 620.10 FT A DIST OF 4 FT THE CHORD OF SD ARC BG N 57° 54' W 4 FT

TH ALG N L OF ALEXANDER AV ON SA CURVE A DIST ON ARC OF CURVE OF 47.44 FT THE CHORD OF WHICH CURVE RUNS N 55° 31' 30" W 47.43 FT

TH ALG N L OF ALEXANDER AV N 53° 20' W 11.60 FT TO B

TOGETHER WITH ALL RIGHT TITLE & INT OF © IN & TO SO MUCH OF ALEXANDER AV AS LIES IN FRONT OF SD PREM TO CEN L THF

ABV PREM BG INTENDED TO CONVEY SA PREM CONVD TO HATTIE A MARSH, BY ELMER B CAMPBELL & SADIE M CAMPBELL HIS WF BY DEED G 67 125 & ALSO LD CONVD BY I 81 502 EXCEPTING OUT OF SA SMALL LOT CONVD BY HATTIE A MARSH & HUS TO SUSAN V ZABRISKIE

ABV DES TAKEN FR SUR BY MILLER & MC GIFFERT THE ONE DT AUG 6/30 & OTHER DT SEPT 12/30 THE APPARENT DIFFERENCE IN THE COURSES IN THIS DES FR THOSE IN DEED FR ELMER B CAMPBELL & WF TO HATTIE A MARSH IN G 67 125 BG DUE TO FACT THAT THE DES IN THAT DEED WAS TAKEN FR SUR WHICH TOOK THE BEARINGS ACCD TO THE TRUE N & THIS DES IS TAKEN FR SURVEYS MADE WITH BEARINGS DETERMINED BY MAGNETIC N.

		Cos	Sin	N	S	E	W
N 36-39 E	213.98	.80230	.59693	171.68		127.73	
S 54-10 E	58.65	.58543	.81072		34.34	47.55	
S 37-42-50 W	34.90	.79107	.61173		27.61		21.35
S 29-29-50 W	39.85	.87039	.49237		34.69		19.62
S 36-39 W	138.28	.80230	.59693		110.94		82.54
N 57-54 W	4.00	.53140	.84712	2.13			3.39
N 55-31-30 W	47.43	.56605	.82436	26.85			39.10
N 53-20-W	11.60	.59716	.80212	6.93			9.30
				207.59	207.58	175.28	175.30
				207.58			175.28
				.01			.02

H.M.B. 1/7/36

Z 8 WTTY

MAP 3 BLOCK C LOT 60 pt
add to 61

APPLICATION NO.....

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO.....AND.....HEIRS,
SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

DEED.....BLOCK.....No.....

DATE OF DEED OCT 1/30 19..... LIBER.....PA.....

CONS. $ 1. ACK'D OCT 1/30 19..... RECORDED OCT 2/30 19.....

GRANTORS

HATTIE A, MARSH

STUART D, MARSH, HER HUS

GRANTEES

SUSAN V, ZABRISKIE

PREMISES MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE.....AND TO .....HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT A PT IN REAR L LD OF STUART D, MARSH DIST ELY 627.39 FT MEASURED AT L FR ELY L VALLEY RD & RUN
TH S 36° 39' W 42.81 FT XX ALG D VIDING L BET LDS OF STUART D, MARSH & R, B, ZABRISKI
TH N 29° 29' 50" E 7.97 FT THRU LD OF MARSH
TH N 37° 42' 50" E 34.90 FT STILL THRU LD OF MARSH
TH S 54° 10' E 35/100 FT ALG REAR L MARSH TO B
SUB TO RESTRS OF RECD & TO MONTCLAIR ZON ORD

FIDELITY UNION TITLE AND MORTGAGE GUARANTY COMPANY.

T. 29 2-30 50M F.

S 51 WTTY

T. 29 1-22 15M

APPLICATION NO.

EXAMINED
RECORD OF INSTRUMENT

MAP 3 BLOCK 6 LOT 60pt ✓
add 10.04ft to lot 61 ✓

DEED Block No.

Date of Deed MAY 22 1922 19 Liber pa.

Cons. $ 1 Ack'd MAY 22 1922 19 Recorded AUG 11 1922 19

3-61

Grantors

AUGUST G. ANDERSON
MARCELLA L. ANDERSON, HIS WF

$.50 STAMPS

Grantees

ROMEYN B. ZABRISKIE
SUSAN V. ZABRISKKIE, HIS WF

Premises TOWN OF MONT

B ON N S ALEXANDER AV ABOUT 629.03 FT MEAS ON N L ALEXANDER AV E FR INTER OF N L SD AV & E L VALLEY RD WHICH B PT IS S E COR LD CONVD TO ELMER B. CAMPBELL & SADIE HIS WF BY ◐ BY DEED MAY 16, 1922 RECD IN REG OFF OF ESSEX CO. MAY 17, 1922.
TH ALG W L PROP SD ELMER B. CAMPBEEL N 29° 12' E ~~XXX~~ 217.29 FT
TH E 10 FT 2/100 FT ± TO E L ◐
TH S 29° 12' W 217.29 FT ± TO N S ALEXANDER AV
TH ALG L SD AV W 10.04 FT ± TO B.

RECITES SA A-62 15

M

T. 29 1-22 15M

C 32 WTTY

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

NO STAMPS

3-6-

MAP 3 BLOCK 6 LOT 60 ht

Correction

DEED Block No.

Date of Deed MAY 16/22 19 Liber pa.

Cons. $ 1 Ack'd MAY 16/22 19 Recorded MAY 17/22 19

Grantors

AUGUST G ANDERSON
MARCELLA L HIS WF

Grantees

ELMER B CAMPBELL
SADIE M HIS WF

Premises

TOWN MONT

B IN N L OF ALEXANDER AV DIST AT L FR VALLEY RD 568.7 FT E FR INT OF E L OF VALLEY RD WTTH N L ALEXANDER AV
THN 29°6'E 215.77 FT
THS 65°33'E 59.77 FT
THS 29°12'W 217.29 FT TO N L ALEXANDER AV
THW ALG CURVE OF SA 59.33 FT TO THE B

SD B PT BG SE COR OF PROP NOW OR FMLY OF JOHN C & SUSAN C DODD, THIS DESCRPT BG MADE ACCORDING TO SURVEY OF MILLER & MC GIFFERT ENGS FOR ELMER B CAMPBELL, DT APR 6, 1922

THE WITHIN DEED IS GIVEN TO CORRECT AN ERROR IN THE B PT IN DESCRPT CONTAINED IN DEED MADE BY ① TO ② DT MAY 4, 1922 REC REG OFF

M

22 J WTTY

T. 29 3-22 15M.

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

MAP 3 BLOCK 5 LOT 60 Pt.

Carries No.

See

DEED Block No.

Date of Deed MAY 4 1922 19 Liber pa.

Cons. $ 1 Ack'd MAY 4 1922 19 Recorded MAY 5 1922 19

Grantors

AUGUST G, ANDERSON
MARCELLA L, ANDERSON
HIS WF

STAMPS $2

Premises

TOWN OF MONT
B IN THE N LINE OF ALEXANDER AVE DIST 568 7/10 FT
E FR E S OF VALLEY RD
TH N 29° 6' E 215 77/100 FT
TH S65° 33' E 60 77/100 FT
TH S 29° 12' W 217 29/100, FT TO N L ALEXANDER AV
TH W ALG THE CURVE OF THE SA 60 33/100 FT TO B.

RECITESPART OF A 62 15.

Grantees

ELMER B, CAMPBELL
SADIE M, CAMPBELL HIS WF

H 3 WTTY

T. 29 8-22 15M

APPLICATION NO.

EXAMINED
RECORD OF INSTRUMENT

MAP 3 BLOCK C LOT 60

DEED Block No.

Date of Deed SEPT 1/22 19 Liber pa.

Cons. $ 1 Ack'd SEPT 5/22 19 Recorded SEPT 8/22 19

Grantors

ELMER B. CAMPBELL
SADIE M. HIS W

$8.00 STAMPS

Grantees

HATTIE A. MARSH, W OF DOUGLAS S. MARSH

Premises

TOWN OF MONT

B IN N L OF ALEXANDER AV DIST AT L FR VALLEY RD 568.7 FT E FR INTER OF E L OF VALLEY RD WITH N L OF ALEXANDER AV, SD PT BG SE COR OF PROP NOW OR FMLY OF JOHN C. & SUSAN C. DODD,
THN 29° 6' E 215.77 FT
THS 65° 33' E 59.77 FT
THS 29° 12' W 217.29 FT TO N L OF ALEXANDER AV
THW ALG CURVE OF SA 59.33 FT TO PL OF B

ABV DESCRIPTION TAKEN FR SURV MADE BY MILLER & MCGIFFERT, ENGINEERS, FOR ELMER B. CAMPBELL DATED APRIL 6/22

RECITES SA Q-66 178-179, CORRECTED BY DEED RECD IN SA BK PAGE 296
SUB TO MTG NOW A LIEN ON SD PREM FOR SUM OF $5,000.

M

W 13 2-C

APPLICATION No.

EXAMINED

RECORD OF INSTRUMENT

MAP 3 BLOCK C LOT 60

DEED Block No.

Date of Deed NOV 7/19 19 Liber pa.

Cons. $ 1 Ack'd NOV 7/~~XX~~ 19 19 Recorded MAY 15/20 19

Grantors

ROMEYN B ZABRISKIE &
SUSAN V ZABRISKIE, ~~XXX~~ HUS & WF

NO STAMPS

Grantees

AUGUST G ANDERSON &
MARCELLA L ANDERSON
HUS & WF

Premises TOWN MONT

WHICH IN DEED BY WILLIAM P UNDERHILL & WF TO SD AUGUST G ANDERSON & MARCELLA L ANDERSON BEARING DT JULY 17/19 OF RECORD IN REG OFF , DESCD AS FOLLOWS

B AT PT IN N L OF ALEXANDER AV, WHERE SA IS INTER BY W L OF LDS OF WILLIAM P UNDERHILL, SD PT BG ALSO SE COR OF LDS CONVD BY @ TO JOHN C & SUSAN C DODD BY DEED DT DEC 4, 1917

TH E ALG ALEXANDER AV 69 FT TO A PT

TH NE = WITH DIV L BET LDS OF WILLIAM P UNDERHILL & SD LDS CONVD TO SD JOHN C & SUSAN C DODD 223 FT ± TO NE L OF LDS CONVD TO WILLIAM P UNDERHILL BY ESSEX REALTY ASSOCIATES, BY DEED DT JAN 24, 1912 RECD REG OFF P 50 55-58

TH NW ALG SD LAST MENTD L 69 FT ± TO SD W L OF LDS OF SD WILLIAM P UNDERHILL

TH S ALG SD W L OF LDS OF WILLIAM P UNDERHILL 223 FT ± TO B

SUB TO RESTRS P 50 55-58

15M.–B.

C 54 WTTV

APPLICATION No.

EXAMINED

RECORD OF INSTRUMENT

MAP 3 BLOCK 6 LOT 60.67 ?

DEED Block No.

Date of Deed JULY 17/19 19 Liber pa.

Cons. $ 1 Ack'd JULY 17/19 19 Recorded JULY 28/19 19

Grantors

WILLIAM P UNDERHILL
MARGARET H HIS WF

CITY NEWTON.MASS

ACK BEFORE CLARENCE L NEWTON
M.P. CO SUFFOLK.MASS

$1 STAMP

Grantees

AUGUST G ANDERSON
MARCELLA L. HIS WF
GREAT NOTCH.N.J.

Premises

TOWN MONT

B AT PT IN N L ALEXANDER AV WHERE SA
IS INTERSECTED BY W L LDS OF WILLIAM P UNDER-
HILL SD PT BG ALSO SE COR OF LDS CONVD BY @ TO
JOHN C AND SUSAN C DODD, BY DEED DT DEC 4/17
TH E ALG ALEXANDER AV 69 FT TO A PT
NE = WITH DIV L BET LDS OF WILLIAM P UNDERHILL
& SD LDS CONVD TO SD JOHN C AND SUSAN C
DODD 223 FT ± TO NE L LD CONVD TO WILLIAM P.
UNDERHILL BY DEED P 50 55 58
NW ALG SD LAST MENTD L 69 FT ± TO SD W L OF LDS
OF SD WILLIAM P UNDERHILL
S ALG SD W L OF LDS OF WILLIAM P UNDERHILL 223
FT ± TO B
SUB RESTRS IN DEED P 50 55 58
RECITES.------

O.K. X B

A

T

C 58 WTTY

APPLICATION No.

EXAMINED

RECORD OF INSTRUMENT

MAP 3 BLOCK 6 LOT 60 PT Barre no fol new no 61

DEED Block No.

Date of Deed 19 Liber pa.

Cons. $ Ackd JULY 14/19 19 Recorded 19

~~JULY 14/19~~ ~~JULY 17/19~~

Grantors

WILLIAM P UNDERHILL
MARGARET H HIS WF

CITY NEWTON MASS

ACK BEFORE CLARENCE L NEWTON
N&P. CO MIDDLESEX, MASS

$2 STAMP

Grantees

ROMEYN B ZABRISKIE
SUSAN V HIS WF
TOWN MONT

Premises

TOWN MONT

B AT PT IN N L ALEXANDER AV AT SW COR OF TRACT LD WHICH © HAVE HERETOFORE CONTRACTED TO SELL TO FRANCIS JEROME BROWN AND ELLA KNOWLES BROWN SD B PT BG DIST E 638.4 FT FR E L OF THE VALLEY RD MEASURED AT L

TH N 33° 39' E = WITH VALLEY RD & ALG NW L OF SD LDS CONTRACTED TO BE SOLD BY © TO SD FRANCIS JEROME BROWN & ELLA KNOWLES BROWN A DIST OF 180 FT ± TO NE L LDS CONVD TO SD WILLIAM P UNDERHILL BY ESSEX REALTY ASSOCIATES BY WTTY DEED DATED JAN 24/12

N 54° 10' W ALG NW L OF LDS CONVD TO SD WILLIAM P UNDERHILL BY SD ESSEX REALTY ASSOCIATES BY SD WTTY DEED 68 FT ± TO L LDS WHICH THE © HAVE HERETOFORE CONTRACTED TO SELL TO AUGUST G ANDERSON & MARCELLA L ANDERSON

(B) see-A

OVER

SW = WITH 1ST COURSE 180 FT ± TO N L OF ALEXANDER AV
E ALG L OF ALEXANDER AV 68 FT ± TO THE B

RECITES --
SUB TO RESTRS CONTAINED IN DEED P 50 55 58
SUB TAXES & ASMTS LEVIED SUBSEQUENT TO MAY 31/18

W 18, B&S,

3 C ✓ Port 3-C-60 ✓ ~~39~~

Engineer

APPLICATION NO.
EXAMINED
RECORD OF INSTRUMENT

Plotted - H. S.

DEED Block No.

Date of Deed APR 8/16, 191 Liber pa.

Cons. $ 1 Ack'd APR 8/16, 191 Recorded APR 15/16, 191

Grantors

WILLIAM P UNDERHILLV
MARGARET H UNDERHILL HIS WF

Grantees

ELSIE B FULLE, WF OF CHARLES A FULLE

Premises

TOWN OF MONT,

B AT NW COR OF A TRACT OF LD CONVD BY ① TO ② BY WTTY DEED EDT HEREWITH, SD BEG PT BG DIST 191 3/10 FT FR N L ALEXANDER AVE, ON COURSE = WITH VALLEY RD,

TH = WITH VALLEY RD N 36° 39' E, 37 29/100 FT

TH S 78° 45' E, 50 16/100 FT TO L OF LD DESCD IN SD WTTY DEED

S 53° 58' W, ALG LAST MENTD L 61 2/10 FT TO PT

N 54° 10' W, AGAIN ALG L OF LDS MENTD IN WTTY DEED 27 1/100 FT TO B.

3 C 60

July 9, 1915

See Trans.

3 C 59 et

ASSESSOR'S OFFICE
RECEIVED
OCT 1 1968

16721

BOOK 4286 PAGE 800

103—DEED—BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. ARY

COPYRIGHT© 1965 BY ALL-STATE OFFICE SUPPLY CO. 49 EDISON PLACE, NEWARK, N. J. 07102

This Indenture,

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J.
SEP 23 11 29 AM '68
REGISTER

Made the 31st *day of* August *19* 68,

Between

JACK A. ARTALE and MARIA P. ARTALE, his wife, and ANTHONY PAPPALARDO, widower,

residing at No. 181 Alexander Avenue *in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey *herein designated as the Grantors,*

And

FRANK J. ROWE and BARBARA C. ROWE, his wife,

~~xxxxxxxxxxxxxx~~ about to reside at No. 181 Alexander Avenue *in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey *herein designated as the Grantees;*

COUNTY OF ESSEX
CONSIDERATION 39,500.00
REALTY TRANSFER FEE 39.50
DATE BY

Witnesseth, *that the Grantors, for and in consideration of* the sum of $39,500

lawful money of the United States of America, to the Grantors 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 Grantors being therewith fully satisfied, do 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* Town *of* Montclair *in the County of* Essex *and State of New Jersey, more particularly described as follows:*

BEGINNING at a point in the northerly line of Alexander Avenue distant easterly six hundred thirty-one and thirty-nine hundredths feet measured at right angles from the easterly line of Valley Road; thence (1) parallel with Valley Road north thirty-six degrees thirty-nine minutes east one hundred thirty-eight and twenty-eight hundredths feet; thence (2) north twenty-nine degrees twenty-nine minutes fifty seconds east thirty-one and eighty-eight hundredths feet; thence (3) north twenty-nine degrees twenty-nine minutes fifty seconds east seven and ninety-seven hundredths feet; thence (4) north thirty-seven degrees forty-two minutes fifty seconds east thirty-nine and thirty-four hundredths feet to the rear line of Zabriskie; thence (5) along said rear line south fifty-four degrees ten minutes east to the westerly line now or formerly of Brown; thence (6) along said line now or formerly of Brown south thirty-six degrees thirty-nine minutes west two hundred twelve feet, more or less, to the northerly line of Alexander Avenue and thence (7) along Alexander Avenue in a westerly direction seventy-four feet, more or less, to the point and place of BEGINNING.

BEING the same premises conveyed to Jack A. Artale and Maria P. Artale, his wife, and Anthony Pappalardo, widower, by Deed from Kenneth D. Swank and Katherine D. Swank, his wife, dated June 10, 1964 and recorded June 11, 1964, in the Office of the Register of Essex County in Deed Book 4021, page 83.

Premises being also described as follows:
BEGINNING at a point in the northerly line of Alexander Avenue distant along same 631.39 feet easterly from its intersection with the easterly line of Valley Road; and running thence (1) parallel with Valley Road North 36 degrees 39 minutes East 138.28 feet; thence (2) North 29 degrees 50 seconds East 39.85 feet; thence (3) North 37 degrees 42 minutes 50 seconds East 39.34 feet to the rear line of lands now or formerly of Donahue; thence (4) along said line South 54 degrees 10

181 Alexander Ave.

2324/150

MAP 3 BLOCK C LOT 61

minutes East 77.75 feet to the westerly line of lands now or formerly of Francis J. Brown; thence (5) along said line South 36 degrees 39 minutes West 207.97 feet to the northerly line of Alexander Avenue; thence (6) along said line of Alexander Avenue on a curve bearing to the right having a radius of 620.10 feet, an arc distance of 74.30 feet to the point and place of BEGINNING.

DESCRIPTION in accordance with survey prepared by Farro Bros., Eng. & Surveyors, Cedar Grove, N. J., dated September 11, 1968.

BEING commonly known and designated as 181 Alexander Avenue, Montclair, N. J.

Colonna & Leichstein 26 Orange Rd Mtcly

ASSESSOR'S OFFICE
RECEIVED
JUL 10 1964

201—N. J. DEED—BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. H M L ALL-STATE OFFICE SUPPLY CO. 49 EDISON PLACE, NEWARK 2, N. J.

BOOK 4021 PAGE 83

This Indenture,

Made the 10th *day of* June *, in the year of our Lord*
One Thousand Nine Hundred and Sixty-four

Between KENNETH D. SWANK and KATHERINE D. SWANK his wife

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J. JUL 10 10 10 AM '64 BOOK 4021 PAGE 83 REGISTER

residing at 181 Alexander Avenue
in the Town *of* Montclair *in the County of*
Essex *and State of* New Jersey *party of the first part;*

And JACK A. ARTALE and MARIA P. ARTALE, his wife, and ANTHONY PAPPALARDO, widower,

about to reside at 181 Alexander Avenue,

of *the* Town *of* Montclair *in the County of*
Essex *and 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 ($1.00)
lawful money of the United States of America, and other good and valuable considerations *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 Town *of* Montclair
in the County of Essex *and State of* New Jersey

BEGINNING at a point in the northerly line of Alexander Avenue distant easterly six hundred thirty-one and thirty-nine hundredths feet measured at right angles from the easterly line of Valley Road; thence (1) parallel with Valley Road north thirty-six degrees thirty-nine minutes east one hundred thirty-eight and twenty-eight hundredths feet; thence (2) north twenty-nine degrees twenty-nine minutes fifty seconds east thirty-one and eighty-eight hundredths feet; thence (3) north twenty-nine degrees twenty-nine minutes fifty seconds east seven and ninety-seven hundredths feet; thence (4) north thirty-seven degrees forty-two minutes fifty seconds east thirty-nine and thirty-four hundredths feet to the rear line of Zabriski; thence (5) along said rear line south fifty-four degrees ten minutes east to the westerly line now or formerly of Brown; thence (6) along said line now or formerly of Brown south thirty-six degrees thirty-nine minutes west two hundred twelve feet, more or less, to the northerly line of Alexander Avenue and thence (7) along Alexander Avenue in a westerly direction seventy-four feet; more or less, to the point and place of BEGINNING.

Being the same premises conveyed to Kenneth D. Swank and Katherine D. Swank, his wife, by William H. Areson, Jr. and Jane S. Areson, his wife, by Deed dated November 8, 1960 and recorded in the Essex County Register's Office in Deed Book 3756 at page 534, on November 22, 1960.

R.S. 35:20

181 Alexander Ave 15V6827

MAP 3 BLOCK C LOT 44

N. J. DEED—BARGAIN AND SALE (COV. AGAINST GRANTOR) FORM NO. 153
INDIV. TO INDIV. OR CORP.
THE CHISHOLM PRINTING COMPANY, 409 PEARL ST., N. Y. 8011

BOOK 3756 PAGE 534

This Indenture,

Made the 8th *day of* November *, in the year of our Lord One Thousand Nine Hundred and* Sixty

Between WILLIAM H. ARESON, JR. and JANE S. ARESON, his wife,

Bennett + Up Mtc

RECEIVED & RECORDED
REGISTER'S OFFICE
ESSEX COUNTY, N.J.
NOV 22 10 20 AM '66
NEWARK N. J.
BOOK
PAGE

of the *of* Hoosick Falls *in the County of* Rensselaer *and State of* New York

party of the first part:

And KENNETH D. SWANK and KATHERINE D. SWANK, his wife,
261 Harrogate Road,
Philadelphia, Penna.

R.S. 25.30

party of the second part;

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

- - - - - - - - - - - - -ONE ($1.00) DOLLAR - - - - - - - - - - - - - -

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, ha* ve *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* Town *of* Montclair *in the County of* Essex *and State of* New Jersey, and more particularly described as follows:

BEGINNING at a point in the northerly line of Alexander Avenue distant easterly six hundred thirty-one and thirty-nine hundredths feet measured at right angles from the easterly line of Valley Road; thence (1) parallel with Valley Road north thirty-six degrees thirty-nine minutes east one hundred thirty-eight and twenty-eight hundredths feet; thence (2) north twenty-nine degrees twenty-nine minutes fifty seconds east thirty-one and eighty-eight hundredths feet; thence (3) north twenty-nine degrees twenty-nine minutes fifty seconds east seven and ninety-seven hundredths feet; thence (4) north thirty-seven degrees forty-two minutes fifty seconds east thirty-nine and thirty-four hundredths feet to the rear line of Zabriskie; thence (5) along said rear line south fifty-four degrees ten minutes east to the westerly line now or formerly of Brown; thence (6) along said line now or formerly of Brown south thirty-six degrees thirty-nine

181 Alexander ave
8500
920982
3
C
61

minutes west two hundred twelve feet, more or less, to the northerly line of Alexander Avenue and thence (7) along Alexander Avenue in a westerly direction seventy-four feet, more or less, to the point and place of BEGINNING.

Being the same premises heretofore conveyed to William H. Areson, Jr. and Jane S. Areson, his wife, by Charles A. Hobein and Elsie G. Hobein, his wife, by deed dated March 21st, 1946 and recorded in the Register's Office of Essex County on March 28, 1946, in Deed Book M 107, pages 7 - 8.

#90 MB

ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK C LOT 61

181 Alexander 7400

.....W.....**DEED**

By CHARLES A. HOBEIN & ELSIE G. HIS WF
MONTCLAIR

To WILLIAM H. ARESON, JR. & JANE S.
HIS WF
BORO MOUNTAIN LAKES, N.J.

Block ..... **Lot** .....

Dated 3 21 46 **Ack** 3 27 46

Rec 3 28 46 **Book** .....

Returned to: ESSEX TITLE GTY & TRUST CO.
MONTCLAIR

Stamps $14.30 **Cons.** $1.

Liens NONE

ASSESSOR'S OFFICE RECEIVED AUG 7 1946 Per

ALL INTEREST IN MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B at pt in N l of Alexander Av dist E 631.39 ft meas at r a fr E l of Valley Rd
TH para w Valley Rd N 36° 39' E 138.28 ft
TH N 29° 29' 50" E 31.88 ft
TH N 29° 29' 50" E 7.97 ft
TH N 37° 42' 50" E 39.34 ft to rear l of Zabriskie
TH alg sd rear l S 54° 10' E to W l n or fmly of Brown
TH alg sd l n or fmly of Brown S 36° 39' W 212 ft m or l to N l of Alexander Av
TH alg Alexander Av in W dir 74 ft m or l to pt of B.
RECITES SA I 105 505

B

ESSEX COUNTY REGISTER'S OFFICE

#13 AON

MAP 3 BLOCK C LOT 61

B & S **DEED** 181 Alexander 7400

Block ..... Lot not. west side line Measurements

Dated 8-1-45 Ack. 8-1-45

Rec. 8-11-45 Book I-105 505

By

SUSAN V ZABRISKIE WIDOW
MONTCLAIR

To

CHARLES A HOBEIN & ELSIE G WIFE
MONTCL

Returned to:
Chas A Hobein
181 Alexander Ave Up Montcl

Stamps $11.00 Cons. $1.

Liens None

ASSESSOR'S OFFICE RECEIVED NOV 9 1945 Per

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B at a pt in the N l of Alexander Ave dist E 631.39 ft meas at r/a from the E l of Valley Road
TH par with Valley Road N 36° 39' E 138.28 ft
TH N 29° 29' 50" E 31.88 ft
TH N 29° 29' 50" E 7.97 ft
TH N 37° 42' 50" E 39.34 ft to rear l of party of first part
TH alg sd rear l S 54°10' E to the W l n/f of Brown
TH alg sd l n/f of Brown S 36° 39' W 212 ft m/l to the N l of Alexander Ave
TH alg Alexander Ave in a W dir 74 ft m/l to pl of B
RECITE S A Y-61 112 (as corrected by E-62 186) D-67 214 & I-81 501
EXCEPTING therefrom so much as was conveyed by N-63 509 & I-81 502

Z 9 WTTY

MAP 3 BLOCK C LOT 61 pt of

add to 60

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO.....AND.....HEIRS,

SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

DEED.....BLOCK.....NO.....

DATE OF DEED OCT 1/30 19..... LIBER.....PA.....

CONS. $ 1. ACK'D OCT 1/30 19..... RECORDED OCT 2/30 19.....

GRANTORS

G
SUSAN V. ZABRISKIE, WIDOW

GRANTEES

HATTIE A. MARSH

PREMISES MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE.....AND TO .....HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT A PT IN N L ALEXANDER AVE DIST
ELY 627.39 FT MEASURED AT L FR THE
E L VALLEY RD
TH = WITH VALLEY RD N 36° 39' E 170.23 FT
TO A PT IN DIVIDING L BET LDS STUART
D, MARSH & R, B, ZABRISKIE
TH S 29° 29' 50" W 31.88 FT TO AN ANGLE
TH S 36° 39' W = WITH ELY L VALLEY RD
138.28 FT TO N L ALEXANDER AVE
TH ALG SD N L ALEXANDER AVE ON A CURVE TO
N WHICH HAS A RADIUS OF 620.10 FT A
DIST OF 4.FT CHORD OF SD ARC BG N 57°
54' W 4. FT TO B
SUB TO RESTRS OF RECD & TO MONTCLAIR
ZON ORD

FIDELITY UNION TITLE AND MORTGAGE GUARANTY COMPANY.

T. 29 2-30 50M F.

3 C 61

Oct. 2, 1930

addition of about
10 ft. to lot
#61

See Trans.

3 C 60 pt

91 J WTTY

APPLICATION No.

EXAMINED

RECORD OF INSTRUMENT

MAP 3 BLOCK C LOT 61

DEED Block No.

Date of Deed AUG 11 1919 19 Liber pa.

Cons. $ 1. Ack'd AUG 15 1919 19 Recorded ~~XXX~~ SEPT 4/19

Grantors

WILLIAM P, UNDERHILL
MARGARET H, UNDERHILL HIS WF

STAMPS --

Grantees

ROMEYN B. ZABRISKIE
SUSAN T. ZABRISKIE HIS WF
G

Premises

TOWN OF MONT

B AT A PT IN THE N L OF ALEXANDER AVE AT THE SE COR OF TRACT CONVD BY ⊕ TO AUGUST G, ANDERSON & MARCELLA L, ANDERSON JULY 17 1919 REC JULY 28 1919, SD BEG PT BG ELY ABT 637 4/10 FT FR E L OF VALLEY RD, MEASURED AT L

TH N = WITH VALLEY RD ALG SE S OF SD LDS CONVD TO AUGUST C, ANDERSON & MARCELLA L, ANDERSON 180 FT ± TO NE LINE OF LD CONVD TO WILLIAM P, UNDERHILL BY ESSEX REALTY ASSOCIATES JAN 24 1912

TH S 54° 10' E ALG NE LINE SD LDS CONVD TO SD UNDERHILL AFSD 68 FT ± TO NW S LDS CONVD TO FRANCES JEROME BROWN & ELLA KNOWLES BROWN BY ⊕

TH SW ALG SA 180 FT ± TO N L ALEXANDER AVE

TH W ALG ALEXANDER AV 68 FT ± TO B

OVER

SUB TO RESTRS IN DEED P 50 55 58

SUB TO TAXES & ASSMTS LEVIED SUBSEQUENT TO MAY 31 1918

THIS DEED GIVEN TO CORRECT AN ERROR IN THE DESCPTN IN DEED BY ⊛ TO ⊛ DATED JULY 14 1919
REC JULY 17 1919.

Alpian 8 Bergen Ave, Jersey City

ASSESSOR'S OFFICE RECEIVED AUG 12 1969 Per

28942

919—Deed—Bargain and Sale—(Cov. Against Grantor). Individual or Corporation.

BOOK 4316 PAGE 274

JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS 80 EXCHANGE PLACE AT BROADWAY, NEW YORK

This Indenture,

Made the 18TH *day of* July *, in the year of our Lord One Thousand Nine Hundred and* Sixty-Nine

Between Frederick J. Brown, also known as Frederick Jerome Brown, and Isabelle H. Brown, his wife,

COUNTY OF ESSEX
CONSIDERATION $32,900
REAL TRANSFER FEE $33
DATE BY

in the City *of* Madison, *County of* Dane *and State of* Wisconsin *party of the first part;*

And Raimondo Naggiar and Patricia Naggiar, his wife, about to reside at 179 Alexander Avenue

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J. JUL 24 11 01 AM '69

DEPUTY REGISTER

in the Town *of* Montclair, *County of* Essex, *and State of* New Jersey *party of the second part;*

Witnesseth, *That the said party of the first part, for and in consideration of* Thirty-Two Thousand Nine Hundred Dollars ($32,900.00)

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* Town *of* Montclair, *County of* Essex, *and State of* New Jersey, particularly described as follows:

Beginning at a point on the Northeasterly line of Alexander Avenue where the same is intersected by the Northwesterly line of land now or formerly belonging to Elise B. Fulle conveyed to her by deed from William P. Underhill and his wife dated April 8, 1916, and recorded in Deed Book G 57 page 196 which said beginning point is also distant along said Northeasterly line of Alexander Avenue 673.70 feet Westerly from the intersection of said Northeasterly line of Alexander Avenue with the Westerly line of Park Street; thence running (1) along said line of Alexander Avenue in a Northwesterly direction along the arc of a curve to the right having a radius of 620.10 feet, an arc distance of 70 feet to land now or formerly of Romeyn B. Zabriskie and Susan V. Zabriskie; thence (2) along said land North 36 degrees 39 minutes East 207.97 feet to land now or formerly of Mary E. Donahue; thence (3) along said land South 54 degrees 10 minutes East 67.66 feet to land now or formerly of Elise B. Fulle; thence (4) along said land South 36 degrees 39 minutes ~~East~~ West 191.30 feet to the Northeasterly line of Alexander Avenue and the point of Beginning.

The above description is in accordance with a Survey made by Richlan & Lupo, Surveyors, dated June 16, 1969.

Being the same premises conveyed by William P. Underhill and Margaret H. Underhill, his wife, to Francis Jerome Brown and Ella Knowles Brown, his wife, by deed dated July 14, 1919 and recorded in Deed Book Z-61 on pages 239-240.

Subject to such state of facts as are shown on Survey made by Richlan & Lupo dated June 16, 1969.

2335288

179 Alexander Ave. MAP 3 BLOCK 2 LOT 62



MAP 3 BLOCK C LOT 63

7-1-57

Ezra Cornell
To
Willard E Peterson

See

MAP 3 BLOCK C LOT 84 pt.

MAP 3 BLOCK C LOT 80

8/1145

Elise B. Fulle

to

Ezra Cornell +wf

See Trans.

MAP 3 BLOCK C LOT 84

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

MAP 3 BLOCK C LOT 80 pt
New No. 82

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

R 29 WTTY

DEED Block No.

Date of Deed SEPT 20/40 19 Liber pa.

Cons. $ 1 Ack'd SEPT 20/40 19 Recorded SEPT 21/40 19

HAB: UNTO AND HEIRS,
SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

Grantors

EL ISE B FULLE &
CHARLES A FULLE, HER HUS
MONT

$2,75 STAMPS
ACK'D- JOHN S. FOSTER, MCG NJ

Grantees

WILLIAM C. BOWKER &
MARTHA L. BOWKER, HIS WF
MONT

C.F.P.

Premises

MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE _____ AND TO _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B ON N S OF ALEXANDER AVE AT PT DIST MEAS
W ALG SA 400FT FR INTER OF N L OF ALEXANDER
AVE WITH W S OF PARK ST
TH ALG SD N S OF ALEXANDER AVE N 65° 8' W
50.28FT TO PT IN SA
TH FURTHER ALG N S OF ALEXANDER AVE IN W DIR
ON CURVE TO LEFT HAVG RAD 371.37FT ARC DIST
OF 39.72FT TO PT IN SA
TH = TO PARK ST N 28° 6' E 175FT
TH S 66° 29' E 89.94FT
TH AGAIN RUNG = WITH PARK ST S 28° 6' W 175FT
TO N S OF ALEXANDER AVE AT B
[OVER]

T532—7-40—10M
N. J. R. T. I. CO.

DESCPT & DRAWN ACCORD WITH SUR MD BY FRANK D LEFFINGWELL, C E DT SEPT 17/40
SUB TO RESTRS [HEREIN SET FORTH].

W 17. WTTY

3-C-80 &
~~Part 3 C 69~~

Engineer

APPLICATION NO.
EXAMINED
RECORD OF INSTRUMENT

Checked - H. F. S.

DEED Block No.

Date of Deed APR 8/16, 191 Liber pa.

Cons. $ 1 Ack'd APR 8/16, 191 Recorded APR 15/16, 191

Grantors

WILLIAM P UNDERHILL
MARGARET H UNDERHILL HISWF

Grantees

ELISE B FULLE, WF OF
CHARLES A FULLE,

Premises

MONT,
B ON N S ALEXANDER AVE, DIST MEASURING ALG SA, 400 FT W FR W L OF PARK ST, SD PT BG AT SW COR OF PROP OF ELSIE B FULLE,

TH ALG N L OF ALEXANDER AVE, N 65° 8' W 50 28/100 FT

STILL ALG SA, ON CURVE TO THE LEFT WHOSE RAD IS 371 37/100 FT, DIST OF 106 14/100 FT, THE CHORD BEARING N 73° 19' W 105 78/100 FT,

STILL ALG SA, ON CURVE TO THE RIGHT WHOSE RAD IS 620 1/10 FT, DIST OF 82 44/100 FT. THE CHORD BEARING N 77° 42' W, 82 20/100 FT

STILL ALG SD CURVE DIST OF 35 1/100 FT CHORD BEARING N 72° 17' W, 35 FT

THRO PROP OF ⊕ & = WITH VALLEY RD N 36° 39' E, 191 3/10 FT TO AN IRON STAKE

OVER

83

STILL THRO PROP OF © S 54° 10' E, 27 1/10 FT

STILL THRO PROP OF © N 53° 58' E, 64 3/10 FT, TO AN IRON STAKE

ALG LD OF TRI-STATE REALTY ASSOCIATION S 65° 8' E, 181 82/100 FT TO LD NOW OR LATE OF THE SD ELSSE B FULLE,

ALG LAST MENTD L & = WITH PARK ST, S 28° 6' W, 200 FT TO B

SUB TO RESTRS REFERRED TO IN THE DEEDS TO SD WILLIAM P UNDERHILL FOR SD PREM

MAP 3 BLOCK C LOT 80

See Trans.

MAP 7 BLOCK A LOT 24

8-11-20M

APPLICATION No. [illegible]
EXAMINED
RECORD OF INSTRUMENT

C 33 WITY

DEED Block No. 3C 80 ~~pt.~~ ✓

Date of Deed JAN 24/12 191 Liber pa.

Cons. $ 1 Ack'd JAN 24/12 191 Recorded JAN 25/12 191

Grantors

ESSEX REALTY ASSOCIATES
A CORP

Grantees

WILLIAM P UNDERHILL

Premises TOWN OF MONT

B AT PT IN N L OF ALEXANDER AV AT THE S COR OF ANOTHER TRACT CONVD BY ⊙ TO ⊙ BY DEED [illegible] WHICH SD B PT IS AT THE MIDDLE OF ONE OF THE BRANCHES OF WIGWAM BROOK, THE COURSE OF SD BROOK AT THIS PT BG AT THE DATE HEREOF DETERMINED BY A CONCRETE BRIDGE CARRYING ALEXANDER AV ACROSS THE SD BROOK

TH ALG ALEXANDER AV E THE FOLLOWING COURSES & DISTS, 1ST, CURVING TO LEFT WITH A RAD OF 620 1/10 FT FOR A DIST OF 82 44/100 FT, THE CHORD OF WHICH ARC BEARS S 77°42' E 82 2/10 FT THENCE ON CURVE TO THE RIGHT WITH RAD OF 371 37/100 FT A DIST OF 106 14/100 FT, THE CHORD OF WHICH ARC BEARS S 73° 19' E 105 78/100 FT

TH AT A TANGENT TO THE LAST MENTD CURVE S 65° 8' E 50 28/100 FT TO A PT DIST 400 FT FR THE W S OF PARK ST AS MEASURED ALG THE N S OF ALEXANDER AV

OVER

BAKER PRINTING CO., NEWARK.

TH = WITH PARK AV N 27° 26' E 200 FT

TH N 65° 8' W 179 5/10 FT ± TO THE L OF LD OF THE XXX TRI -STATE REALTY ASSOCAITION

TH ALG THEIR L AND L OF LD CLAIMED BY XX BOTH THE ⊕ HERETO AND THETRI-STATE REALTY ASSOCIATION, S 53° 58' W TO A PT WHERE A L DRAWN FR THE PL OF B = WITH VALLEY ROAD WOULD INTERSECT SD LINE

TH = VALLEY ROAD S 36° 39' W 202 2/10 FT ± TO THE N L OF ALE^ANDER AV AT THE B

TOGETHER WITH ALL THE RIGHT, TITLE AND INT OF THE ⊕ IN AND TO SO MUCH OF ALE^ANDER AV AS LIES IN FRONT OF SD PREM TO THE CENTRE L THF

RECITE P O 3RD TRACT CONVD BY Y 41 43

SUB TO THE LIEN OF ANY ASSMTS FOR MUNICIPAL IMPROVEMENTS THAT HAVE BECOME A LIEN ON THE SD PREM , SINCE MAY 17, 1910

SUB TO THE RESTRS THAT THE ⊕ HIS HEIRS OR ASSIGNS WILL NOT ERECT ANY BLDG UPON THE SD PREM OTHER THAN PRIVATE DL NG TO BE OCCUPIED BY NOT MORE THAN ONE FAMILY, AND TO COST NOT LESS THAN $5000 WITH THE USUAL OUTBLDGS SD RESTRS TO RUN WITH THE L D AND TO BEIN FORCE UNTIL MAY 17, 1930

Rear 31 Park Pl.

ASSESSOR'S OFFICE
RECEIVED
MAY 20 1970

103—DEED - BARGAIN AND SALE (COVENANT AGAINST GRANTOR) INDIV. TO INDIV. OR CORP. #521 COPYRIGHT© 1965 BY ALL-STATE OFFICE SUPPLY CO. 49 EDISON PLACE, NEWARK, N. J. 07102

38974

This Deed, made the 11th day of April 1970.

Between

MONTCLAIR NATIONAL BANK AND TRUST COMPANY, as Executor of the Estate of MARTHA L. BOWKER, Deceased, with offices located at 475 Bloomfield Avenue, Town of Montclair, Essex County, New Jersey, and WILLIAM J. BOWKER, Individually and as Executor of the Estate of MARTHA L. BOWKER, Deceased, and EVELYN E. BOWKER, his wife,

residing at #214 Encanto Drive in the Town of Glendora in the County of Los Angeles and State of California herein designated as the Grantors,

and

WILLIAM W. WECK and OLGA C. WECK, both single, as joint tenants with right of survivorship

residing or located at #96 Park Street in the Town of Montclair in the County of Essex and State of New Jersey herein designated as the Grantees.

COUNTY OF ESSEX
CONSIDERATION 50,000.00
REALTY TRANSFER FEE
BY
DATE

RECEIVED AND RECORDED
REGISTER'S OFFICE
ESSEX COUNTY, N.J.
APR 17 11 05 AM '70
REGISTER

Witnesseth, that the Grantors, for and in consideration of FIFTY THOUSAND DOLLARS ($50,000.00) being the entire compensation paid for the within transfer lawful money of the United States of America, to the Grantors 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 Grantors being therewith fully satisfied, do 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 Town of Montclair in the County of Essex and State of New Jersey, more particularly described as follows:

BEGINNING on the northerly side of Alexander Avenue at a point therein distant, measured westerly along the same 400 feet from the intersection of the northerly side of Alexander Avenue with the westerly side of Park Street; running thence along the said northerly side of Alexander Avenue North 65 degrees 8 minutes West 50.28 feet to a point in the same; thence further along said northerly side of Alexander Avenue in a westerly direction on a curve to the left having a radius of 371.37 feet, an arc distance of 39.72 feet to a point in the same; thence running parallel to Park Street North 28 degrees 6 minutes East 175 feet; thence South 66 degrees 29 minutes East 89.94 feet; thence again running parallel with Park Street South 28 degrees 6 minutes West 175 feet to the said Northerly side of Alexander Avenue at the point or place of BEGINNING.

SAID premises being also known as #167 Alexander Avenue, Montclair, New Jersey.

ABOVE description being in accordance with a survey made by Frank D. Leffingwell, C. E., dated September 17, 1940.

3-5-1-8 Block 2 Lot 22

MAP 5 - BLOCK 2 LOT 22

BEING the same premises conveyed to MARTHA L. BOWKER, wife of William C. Bowker, by Deed from William C. Bowker, husband of Martha L. Bowker, dated January 30, 1953 and recorded in the Essex County Register's Office on February 3, 1953 in Book 3106 at page 567. The said Martha L. Bowker died a resident of Montclair New Jersey on February 28, 1970, whose Last Will and Testament was duly admitted to probate in the Essex County Surrogate's Court on March 17, 1970.

THIS Deed is given to transfer title to the above described property pursuant to the terms of the Sales Agreement dated February 19, 1970 between Martha L. Bowker, Widow, and the Grantees herein.

William J. Bowker is the devisee under the Last Will and Testament of the said Martha L. Bowker.

#19 A. R.

ESSEX COUNTY REGISTER'S OFFICE

167 Alexander Ave
10000

MAP 3 BLOCK C LOT 82

W **DEED**

By WILLIAM C. BOWKER
HUSBAND OF MARTHA L. BOWKER
MONTCLAIR

To

MARTHA L. BOWKER
WIFE OF WILLIAM C. BOWKER
MONTCLAIR

Block **Lot**

Dated 1/30/53 **Ack** 1/30/53

Rec. 2/3/53 **Book** 3106 567

Returned to: John Ferguson
484 Bloomfield Ave.
Newark

Stamps - **Cons.** $1.00

Liens -

ASSESSOR'S OFFICE RECEIVED FEB 14 1953 Per

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B on the N s of Alexander Ave at a pt thrn dist meas W alg the same 400 ft fr the int of the N s of Alexander Ave with the W s of Park St.,

TH alg the sd N s of Alexander Ave N 65° 8 min W 50.28 ft to a pt in the same;

TH further alg sd N s of Alexander Ave in a W direction on a curve to the left having a radius of 371.37 ft an arc dist of 39.72 ft to a pt in the same;

TH par to Park St N 28° 6 min E 175 ft

TH S 66° 29 min E 89.94 ft

TH again runn par with Park St S 28° 6 min W 175 ft to the sd N s of Alexander Ave at the pt or pl of B.

Survey made by Frank D. Leffingwell, C. E. Dated Sept. 17,1940

RECITE: SA K-97 226

MAP 3 BLOCK C LOT 82

Sept. 21, 1940

See Trans.

MAP 3 BLOCK C LOT 80

C.F.P.

Ezra Cornell & al

to

Carl G. Gustafson

MAP 3 BLOCK C LOT 83

3-9-54

See

MAP 3 BLOCK C LOT 84 pt.

326518 MAP 3 BLOCK C LOT 84pt

#9 L.G.

ESSEX COUNTY REGISTER'S OFFICE Make New Lot 3-C-86

B & S **DEED**

By

EZRA CORNELL AND ELEANOR B.WF
#550 PARK ST MONTCLAIR

To FRANK L. SPATUZZI
#12 NASSAU RD MONTCLAIR

Block ____ Lot ____

Dated 6-10-57 Ack 6-10-57

Rec. 7-18-57 Book 3501 93

Returned to: Crummy, Gibbons & O'Neill
11 Commerce St Nwk

Rec. 2-1040
Sales Price ? $500.

Stamps --- Cons. $1.

Liens ---

ASSESSOR'S OFFICE RECEIVED AUG 5 1957 Per

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B at a pt in the S si of Macopin Av dist 372 ft W as meas alg the S si of sd Ave fr the pt of inte r of the W li of Park St with the S li of Macopin Av;
Th (1) S 23 deg 7 min W 179.37 ft to a pt;
Th (2) N 65 deg 48 min 10 sec W 41.77 ft to a pt;
Th (3) N 67 deg 09 min 10 sec W 89.94 ft to a pt;
Th (4) N 18 deg 52 min 13 sec E 179.57 ft to a pt in the S li of Macopin Av.;
Th (5) alg the S li of Macopin Av in an E direc S 66 deg 53 min E 145 ft to pt and pl of B.

326324

MAP 3 BLOCK C LOT 84 Pt.

#23 L.G.

ESSEX COUNTY REGISTER'S OFFICE

550 Park & Alexander Ave

add to lot # 83

B.&.S. **DEED**

22600

By EZRA CORNELL AND ELEANOR B.
HIS WIFE
550 PARK ST MONTCLAIR N J

To CARL G. GUSTAFSON AND w/ RAGNHILD E.
HIS WIFE
163 ALEXANDER AV MONTCLAIR N J

No charge

Block ____ Lot ____

Dated 6-10-57 Ack 6-10-57

Rec. 7-11-57 Book 3499 478

Returned to: Carl G. Gustafson
163 Alexander Av
Upper Montclair N.J.

Stamps --- Cons. $1.

Liens ---

ASSESSOR'S OFFICE RECEIVED JUL 29 1957

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B at a pt in the N si of Alexander Av dist 307 ft W as meas alg the N si of sd Avenue fr the pt of inter of the W li of Park St with the N li of Alexander Av;

Th (1) paral to Park St N 27 deg 25 min 50 sec E 175.50 ft to a pt;

Th (2) N 72 deg 05 min 25 sec W 8 ft to the cor of land hrtf con to Carl G. Gustafson and wife;

Th (3) alg the E li of sd last men land and paral to Park St S 27 deg 25 min 50 sec W 175 ft to a pt in the N li of Alexander Av.;

Th (4) alg sd N li of Alexander Av S 65 deg 40 min 10 sec E 8 ft to the pt or pl of B.

319 300

#6 A. R.

ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK C LOT 84 pt
Make new Lot - 3-C-87

B & S **DEED**

By EZRA CORNELL &
ELEANOR B. HIS WIFE
550 PARK ST.,
MONTCLAIR

To

FRANK L. SPATUZZI
12 NASSAU RD.
MONTCLAIR

Block Lot

Dated 4/3/57 Ack 4/3/57

Rec. 4/11/57 Book 3480 81

Returned to: Thomas J. O'Neill
8/12/57 11 Commerce St.
Rec. 2-1040 Newark

Sale Price 9,000.

Stamps - Cons. $1.00

Liens -

ASSESSOR'S OFFICE RECEIVED APR 29 1957 Per

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B at a pt in the S s of Macopin Ave dist 217 ft W as meas alg the S s of sd Avenue fr the pt of int of the W line of Park St with the S line of Macopin Ave.,

TH (1) S 23° 7 min W 170 ft to a pt
TH (2) N 72° 5 min 25 sec W 112.06 ft to a pt
TH (3) N 65° 48 min 10 sec W 43.23 ft to a pt
TH (4) N 23° 7 min E 179.37 ft to a pt in the S line of Macopin Ave.,
TH (5) alg the S line of Macopin Ave in an E direction S 66° 53 min E 155 ft to the pt & pl of B.

#27 A. R. **ESSEX COUNTY REGISTER'S OFFICE** MAP 3 BLOCK C LOT 84pt

Make new Lot - 3-C-83

B & S **DEED**

By EZRA CORNELL &
ELEANOR B. HIS WIFE
550 PARK ST
MONTCLAIR

To Carl
CAROL G. GUSTAFSON & wf
RAGNHILD GUSTAFSON
32 PRESCOTT AVE.,
MONTCLAIR

Block ..... **Lot** .....

Dated 3/9/54 **Ack** 3/9/54

Rec. 3/12/54 **Book** 3210 4

Returned to: Garden State Title Ins Co.
295 Bloomfield Ave.,
Montclair

Stamps $5.50 **Cons.** $10.00

Liens -

ASSESSOR'S OFFICE RECEIVED MAR 23 1954 Per

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B at a pt on the N s of Alexander Ave which pt is 315 ft W fr the int of the sd N s of Alexander & the W s of Park St

TH N 27° 25 min 50 sec E 175 ft
TH N 65° 48 min 10 sec W 85 ft
TH S 27° 25 min 50 sec W 175 ft to the N s line of Alexander Ave.,
TH S 65° 48 min 10 sec E 85 ft to the pt or pl of B.

Survey made by John I. Blauvelt Inc. Prof. Engrs & Land Surv dated Feb. 27, 1954.

#43 L.G.

ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK C LOT 84pt

163 Alexander Av

1500

New Set. 8-C-83

B & S **DEED**

By EZRA CORNELL AND ELEANOR B.
HIS WIFE
550 PARK ST MONTCLAIR

Re-

No change - re-recorded

To CARL G. GUSTAFSON AND RAGNHILD
HIS WIFE OF 32 PRESCOTT AV MTCLR

Block	**Lot** 3-9-54
Dated 3-9-54	**Ack** 8-2-54
Rec. 8-5-54	**Book** 3210 4 / 3247 36

Returned to: Garden State Title Ins Co
295 Bloomfield Av
Mtclr

Stamps $5.50 **Cons.** $10.

Liens -

ASSESSOR'S OFFICE RECEIVED AUG 16 1954

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B at a pt on the N si of Alexander Av which pt is 315 ft W fr the inter of sd N si of Alexander and W si of Park St.;
Th N 27 deg 25 min 50 sec E 175 ft.;
Th N 65 deg 48 min 10 sec W 85 ft.;
Th S 27 deg 25 min 50 sec W 175 ft to N si line of Alexander Av.;
Th S 65 deg 48 min 10 sec E 85 ft to pt or pl of B. Last course run alg the N si line of Alexander Av.
Des bg in accord with a sur made by John I. Blauvelt Inc. Prof Engr & Land Sur Feb 27, 1954.

✓

#47 A. R. ESSEX COUNTY REGISTER'S OFFICE MAP 3 BLOCK C LOT 84pt

Alexander Ave 2800 Make new Lot 3-C-63

W **DEED**

By EZRA CORNELL &
ELEANOR B. HIS WIFE
550 PARK AVE.,
MONTCLAIR

To WILLARD E. PETERSON
91 SOUTH MOUNTAIN AVE.,
MONTCLAIR

Block Lot

Dated 7/1/52 Ack 7/1/52

Rec. 7/3/52 Book 3052 463

Returned to: Garden State Title Ins Co.
295 Bloomfield Ave.,
Montclair

Stamps $4.95 Cons. $10.00

Liens

ASSESSOR'S OFFICE RECEIVED JUL 21 1952 Per

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B at a pt on the N s of Alexander Ave at the S W corner of property of William C. Bowker

TH N 27° 25 min 50 sec E alg the W line of property of sd Bowker 175 ft to the N W corner of property of sd Bowker;

TH N 58° 25 min 13 sec W 127.65 ft m/l to an angle in the E line of land of Siegrist (which pt is 160.28 ft S fr the S s of Macopin Ave)

TH N 78° 45 min W 14.36 ft

TH S 36° 39 min W 228.59 ft m/l to the N line of Alexander Ave & the S E corner of property n/f of Brown;

TH alg the N line of Alexander Ave a dist of 117.28 ft on an arc having a radius of 620.10 ft & a chord S 76° 47 min 36 sec E with a length of 117.10 ft to a pt

TH still alg the N line of Alexander Ave a dist of 66.42 ft on an arc having a radius of 371.37 ft & a chord S 77° 05 min 16 sec E with a length of 66.33 ft to the pt or pl of B.

Survey made June 13,1952 by Miller & McGiffent, Engineers

ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK C LOT 84

formerly lots 26,27,28

#16q AON

26 Macopin 1300
27 " 1500
28 " 1500
29 " 2300
32 " 800
80 Alexander 2100
84 Park 25600
35,000

W..... **DEED**

By

ELISE B FULLE (WIDOW)
MONTCLAIR

To

EZRA CORNELL & ELEANOR B WIFE
NO ADDRESS GIVEN

Block..... Lot..... 29, 32, 80 84

Dated 8-1-45 Ack. 8-1-45

Rec. 8-2-45 Book R-105-291

Returned to: Watchung T & Mtge Cty Co
Montcl

Stamps $33.00 Cons. $1.

Liens None

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B at the pt of inter of the W l of Park St with the N l of Alexander Ave
TH alg sd W l of Park St N 27° 25' 50" E 211.70 ft to pt in sd l
TH alg the rear l of lot frontg on Macopin Ave being part to and dist 150 ft S from the S l of Macopin Ave as actually laid out meas at r/a thereto N 66° 53' W 138.68 ft m/l to a pt where a line drawn from a pt in sd l of Macopin Ave dist 150 ft W from the W l of Park St at r/a thereto would inter the same
TH N 23° 07' E 10 ft
TH par to the S l of Macopin Ave as actually laid out and dist 140 ft therefrom meas at r/athereto N 66° 53 ' W 67 ft to the S W cor of land conveyed by Elise B Fulle and husb to Anna L Carlson by deed V-99 102
TH alg the W l of sd last ment land N 23° 07' E 140 ft to a pt in S l of Macopin Ave as actually laid out
TH alg sd S l of Macopin Ave as actually laid out N 66° 53' W 413 ft to a cor of lot of land conveyed by Tri-State Realty Assn to Mary E Donohue by deed F-63 245

TH alg the E l of land so conveyed to Mary E Donohue and in cont thereof S 23° 07' W 204.61 ft to the l of the 6th course in the deed given by William P Underhill and wife to Elise B Fulle dated Apr 8 1916 and recorded G-57 196

TH alg sd last ment l N 54° 10' W 27.1 ft m/l to the cor in land of Elise B Fulle

TH alg the W l of lands of sd Elise B Fulle par tothe E l of Valley Road S 36° 39' W 191. 30 ft to a pt in the N l of Alexander Ave

TH alg the sd N l of Alexander Ave in an E dir on a l curving to the left with a radius of 620.10 ft an arc dist of 117.28 ft to a pt or reverse curve

TH further alg sd N l of Alexander Ave E on a curve to the right having a radius of 371.37 ft an arc dist of 66.42 ft to a corner of land conveyed by Elise B Fulle and husb to William C Bowker and wife by deed K-97 226

TH alg the W l oflands convey to Bowker parallel to Park St N 27° 25' 50" E 175 ft

TH alg the N l of sd last ment land S 67° 09' 10" E 89.94 ft

TH alg the E l of sd last ment land and par to Park St S 27° 25' 50" W 175 ft to a pt in the N l of Alexander Ave

TH alg sd N l of Alexander Ave S 65° 48' 10" E 400 ft to the W l of Park St at pl of B

RECITE S A G-57 196 & M-53 271 U-58 291 P-62 276 Y-99 197

Charles A Fulle husb of Elise B died April 9 1944

ESSEX COUNTY REGISTER'S OFFICE MAP 3 BLOCK C LOT 84 pt

#17 AON

B & S **DEED**

By

ELISE B FULLE (WIDOW)
MONTCLAIR

To

ELEANOR B CORNELL & EZRA HUSB
MONTCLAIR

Block..... Lot.....

Dated 8-1-45 Ack. 8-1-45

Rec. 8-2-45 Book R-105 294

Returned to: Watchung T & Mtge Gty Co
Montcl

Stamps None Cons. $1.

Liens None

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B at the N W cor of a tract of land conveyed by the party of the first part to the party of the second part by Warranty Deed bearing even date herewith sd B pt being dist 191.3 ft from the N l of Alexander Ave on a course drawn par with the Valley Road
TH par with the Valley Road N 36° 39' E 37.29 ft
TH S 78° 45' E 50.16 ft to the l of land described in sd Warranty deed
TH S 53° 58' W alg sd last ment l 61.2 ft to a pt
TH N 54° 10' W and again alg the l of lands ment in sd Warranty Deed 27.01 ft to pl of B
RECITE S A G-57 198

MAP 3 BLOCK C LOT 84

Anna Carlson

Feb. 6, 1942

to

Elise Fulle

See Trans.

MAP 3 BLOCK C LOT 25

94

W 32, WTTY,

5-13—20M—G.

APPLICATION NO.
EXAMINED
RECORD OF INSTRUMENT

DEED Block No. 3 C. 84

Date of Deed OCT 6/13, 191 Liber pa.

Cons. $ 1 Ack'd OCT 6/13, 191 Recorded OCT 7/13, 191

Grantors

ELSTON E PEARCE, UNMARRIED

Grantees

ELISE B FULLE, WF OF
CHARLES A FULLE,

Premises

TOWN OF MONT,
B AT INTERSEC OF CENTRE LINES OF PARK ST & ALEXANDER AVE,

TH ALG CENTRE L OF ALEXANDER AVE N 65° 47' W 433 9/100 FT TO L OF LD FMLY OF ESSEX REALTY ASSOCIATES & CONVD TO WILLIAM P UNDERHILL BY DEED JAN 24, 1912

ALG SD UNDERHILL'S LINE & = WITH PARK ST N 26° 56' E 229.36/100 FT TO L OF LD CONVD TO THE TRI-STATE REALTY ASSO

TH ALG THAT L S 66° 53' E 433.9/100 FT TO THE CENTRE L OF PARK ST,

ALG CENTRE L PARK ST S 26° 56' W 237.46/100 FT TO B,

BE SEVERAL DIMENSIONS ±

SUB TO RIGHTS OF PUBLIC IN & TO SO MUCH OF SD LOT AS LIES WITHIN BOUNDARIES OF ALEXANDER AVE & PARK ST,

OVER

Checked by N.F.S.

SUB ALSO TO MTG BY ESSEX REALTY ASSOCIATES $4500 2 YRS 5% W 28 323, ON WHICH THERE IS DUE PRIN OF $3500 INT FR AUG 6, 1913 WHICH MTG COVERS PORTIONO OF PREM ABV DESCD,

SUB ANOTHER MTG $2000 1 YR 6% D 30 412, ON WHICH IS DUE $2000 INT FR JUNE 1/13,

SUB FOL RESTRS, THAT PROP SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN FOR SINGLE FAMILY DWLG HOUSES, COSTING NOT LESS THAN $5000 EA, & TO BE ERECTED ON PLOTS NOT LESS THAN 50 FT FRONT & SET BACK FR THE ST LINE 30 FT, & THAT NO OUT BLDGS, ARE TO BE BUILT ON THE LOTS OTHER THAN A PRIVATE GARAGE OR STABLE, WHICH GARAGE OR STABLE, IF BUILT, SHALL BE AT LEAST 50 FT FR THE FRONT L OF THE LOT,

C 25 WTTY

3-C-84

11-12—10M—G

APPLICATION NO.
EXAMINED
RECORD OF INSTRUMENT

DEED Block No.

Date of Deed JAN 29/13 191 Liber pa.

Cons. $ 1 Ack'd JAN 29/13 191 Recorded JAN 30/13 191

Grantors

JEROME DOYLE
MARY ELLEN HIS WF

Grantees

ELSTON E PEARCE

Premises

TOWN OF MONT

B AT INTERSECT OF CENTRE LINES OF PARK ST AND ALEXANDER AV

TH ALG THE CENTRE LINE OF ALEXANDER AV N 65° 47' W 433 9/100 FT TO LINE OF LD RWLY OF ESSEX REALTY ASSOCIATES AND CONVD TO WILLIAM P UNDERHILL BY DEED DATED JAN 24TH, 1912

ALG UNDERHILL'S LINE AND = PARK ST, N 26° 56' E 229 36/100 FT TO LINE OF LD CONVD TO THE TRI-STATE REALTY ASSOCIATION

ALG THAT LINE S 66° 53' E 433 9/100 FT TO CENTRE LINE OF PARK ST

ALG CENTRE LINE OF PARK ST S26° 56' W 237 46/100 FT TO B BE THE SD SEVERAL DIMENSIONS ±

TOGETHER WITH ALL THE RIGHT, TITLE & INT OF ~~O~~ IN & TO SD MUCH OF ALEXANDER AV AND PARK ST AS LIES IN FRONT OF SD PREM TO THE RESPECTIVE CENTRE LINES THF, AND SUB TO THE RIGHTS OF OVER

THE PUBLIC IN THE SD STS

EXCEPTING THFR SO MUCH OF THE ABV DESCD PREM AS WAS CONVD BY ④ HERETO TO THE MODERN BUILDING COMPANY BY DEED DATED SEPT 30TH, 1912 AS FOLLOWS

B AT INTERSECT OF N LINE OF PARK ST WITH N LINE ALEXANDER AV

TH N 27° 25' E ALG SD N LINE PARK ST 140 FT TO LINE OF LD NOW OR FMLY OF JEROME DOYLE

ALG SD LAST MENTD LINE N 65° 49' W = TO SD N LINE OF ALEXANDER AV 140 FT

STILL ALG LD OF SD JEROME DOYLE S 27° 25' W = WITH THE SD N LINE OF PARK ST 140 FT TO A PT ON SD N LINE OF ALEXANDER AV DIST MEASURED ALG THE SA- 140 FT N FR ITS INTERSECT WITH N LINE OFPARK ST

ALG SD N S OF ALEXANDER AV S 65° 49' E 140 FT TO B

TOGETHER WITH ALL THE RIGHT, TITLE AND INT OF ④ IN & TO SO MUCH OF ALEXANDER AV AND PARK ST AS LIES IN FRONT OF SD PREM TO THE RESPECTIVE CENTRE LINES THF

RECITES P O M 51 227

SUB TO FOLLOWING RESTRS, THAT THE PROP SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN FOR SINGLE FAMILY DWLG HOUSES, COSTING NOT LESS THAN $5000 EA, & TO BE ERECTED ON PLOTS NOT LESS THAN 50 FT FRONT & SET BACK FR THE ST LINE 30 FT, & THAT NO OUTBLDGS ARE TO BE BUILT ON THE LOTS OTHER THAN A PRIVATE GARAGE OR STABLE, WHICH GARAGE OR STABLE IF BUILT, SHALL BE AT LEAST 50 FT FR THE FRONT LINE OF THE LOT.

SUB TO MTG ⑤ REC IN W 28 323, THE PRIN OF WHICH HAS AT THIS TIME BEEN REDUCED TO $3500

8-12—10M—G

APPLICATION NO.
EXAMINED
RECORD OF INSTRUMENT

26 J WTTY

3. C. 84. 9. a. 1 Extra
3. D. 102. 4. C. 5
4. B. 20

DEED Block No.

Date of Deed 191 Liber pa.

Cons. $ Ack'd JULY 22/12 191 Re Recorded NOV 2/12 191

JULY 23/12

Grantors	Premises
	TOWN OF MONT
	1ST TRACT
ESSEX REALTY ASSOCIATES A CORP	B AT A PT IN THE CENTRE LINE OF GROVE ST AT THE NW COR OF LD SD TO BE OF PATRICK CONNELL
	SD PT BG 417 20/100FT MEASURED SLY ON THE CENTRE LINE OF GROVE ST FR A PT WHERE THE CENTRE LINE OF ALEXANDER AV AS THE SA RUNS ELY FR GROVE ST INTERSECTS SD CENTRE LINE
	TH S 73° 35' E ALG SD CONNELLS LD ABT 240 FT TO LD OF MORTON SIGLER BG THE SE COR OF TRACT HEREIN DESCD
	TH ALG SD SIGLER LINE N 3° 25' W 378 70/100 FT TO CENTRE LINE ALEXANDER AV
Grantees	TH ALG SA S 56° 49' E 10 FT ± TO A COR IN THE LINE OF LD OF ⊕
JEROME DOYLE	TH N 3° 13' W ALG LD SD TO BE OF MONT WATER CO 366 50/100 FT TO AN IRON POST
	TH N 21° 38' W 189 70/100FT TO CENTER GROVE ST
	TH ALG SA S 36° 54' W 77 55/100 FT TO AN ANGLE

OVER

9.a.1 OK

4.C.5 OK

IN THE SA IN THE MIDDLE LINE OF A BRIDGE
TH STILL ALG CENTRE LINE OF GROVE ST S 6° 14' W 785 50/100FT TO PL OF B,
BE SD DISTANCES ±

SUB TO THE RIGHTS OF THE PUB IN & TO SO MUCH SD PREM AS LIES WITHIN BDRY OF GROVE ST & ALEXANDER AV

2ND TRACT

B AT APT IN THE CENTRE LINE OF GROVE ST & CENTRE LINE OF ALEXANDER AV AS THE SA RUNS WLY FR GROVE ST

TH ALG CENTRE LINE GROVE ST N 6° 14' E 415 20/100 FT TO AN ANGLE IN SD ST AT THE MID OF THE BRIDGE

4-B-20

TH STILL ALG GROVE ST N 36° 54' E 50 FT ± TO APT WHERE CENTRE LINE OF MT HEBRON RD INTERSECTS SD CENTRE LINE OF GROVE ST

4-B +C
O.K.

TH ALG CENTRE LINE OF MT HEBRON RD N 21° 32' W 193 FT TO AN ANGLE IN SA
TH STILL ALG SD CENTRE LINE N 40° 32' W 232 66/100 FT TO ANOTHER ANGLE
TH STILL ALG SA N 41° 6' W 193 70/100 FT TO CENTRE PARK ST
TH ALG SA S 26° 56' W 1085 75/100 FT TO CENTRE OF ALEXANDER AV
TH ALG SA S 65° 47' E 163 FT
TH STILL ALG SA CURVING TO THE LEFT WITH A RAD OF 233 80/100 FT TO THE MON AT THE END SD CURVE, THE CHORD OF WHICH ARC IS 266 70/100 FT
TH STILL ALG CENTRE ALEXANDER AV CURVING TO THE RIGHT WITH A RAD OF 324 FT TO CENTRE OF GROVE ST & B THE CHORD OF THE LAST DESCD ARC MEASURING 365 70/100FT BE THE DIST ±.

OVER

100M-7-08.

EXCEPTG OUT OF SD TRACT HOWEVER, THE LD FMLY
CONVD TO KATHRINA RASMUSSEN S 34 53 SITUATED ON THE NW COR GROVE ST & ALEXANDER AV
& AFTERWARDS CONVD TO JOHANNA SODERSTROM & AN ADJG LOT TO SD LDS SO EXCEPTED,
. BG CONVD TO FRANK SUNDELL P 38 PAGE 12 SD TWO LOTS TOGETHER BG 150 FT ON GROVE ST
& 175 FT MEASURED IN STRT LINE ON ALEXANDER AV & 140 FT IN DEPTH ON THE
NWLY LINE.
SUB TO THE RIGHTS OF THE PUB IN & TO SO MUCH OF ABV PREM AS LIES WITHIN THE
LIMITS OF ANY PUB ST.
SUB TO A CERTAIN RIGHT OF WAY IN FAVOR OF THE TRI-STATE REALTY ASSO, ITS SUCCESSORS
& ASSIGNS FOR A SEWER X 4 FT IN WIDTH, BEG AT THE MANHOLE AT THE INTERSECTION
OF MACOPIN AV & PARK ST & RUNNING
TH S 66° 16' E 183 FT TO A MANHOLE
TH S 4° 29' W 366 40/100 FT TO A MANHOLE ON ALEXANDER AV.

3RD TRACT B AT THE INTERSECTION OF THE CENTRE LINE OF PARK ST & ALEXANDER AV
TH ALG CENTRE LINE OF ALEXANDER AV N 65° 47' W 433 9/100 FT TO ' CONVD TO WM P, UNDER
-HILL JAN 24 1912
TH ALG UNDERHILL LINE & = WITH PARK ST N 26° 56' E 229 36/100FT TO LD CONVD TO
TRI STATE REALTY ASSO
TH ALG THAT LINE S 66° 53' E 433 9/100 FT TO CENTRE OF PARK ST
ALG CENTRE OF PARK ST S 26° 56' W 237 46/100FT TO PL OF B,
BE SD SEV DISTANCES & DIMENTIONS ±
SUB TO RIGHTS OF THE PUB IN & TO SO MUCH OF SD TRACT AS LIES WITHIN BDRY OF
ALEXANDER AV & PARK ST.

3.C.84

3.C.84

OK.

OVER

THE ABV TRACT SUB TO MTG $4500 HELD BY EST OF ROSINA W, DA CUNHA DATED FEB 6 1912
REC IN W 28 323

4TH TRACT

B AT THE INTERSECTION OF THE CENTRE LINE OF PARK ST & CENTRE LINE OF MT HEBRON RD
TH ALG CENTRE LINE OF SD RD THE FOLLOWING THREE COURSES & DISTANCES
N 41° 6' W 86 30/100 FT
N 52° 6' W 191 42/100FT
~~TH~~ N 79° W 36 55/100 FT TO LD OF EUNICE FORCE
TH ALG THAT LINE S 15° 47' W 92 60/100FT TO MID LINE OF A BROOK KNOWN AS WIGWAM BROOK
TH ALG MID SD BROOK THE FOLLOWING 5 COURSES & DISTANCES
S 63° 56' W 157 1/10 FT
S 26° 27' W 131 FT
S 70° 39' W 79 75/100 FT
S S 20° 41' W 169 60/100FT
S 75° 47' W 16 FT TO N LOF LD CONVD TO TRI-STATE REALTY ASSO, BG A PT 150 FT DIST MEASURED NLY FR THE NLY LINE OF MACOPIN AV AT L THERETO
TH = TO N LOF MACOPIN AV & 150 FT DIST THFM BG THE N LOF LD CONVD TO SD TRI STATE REALTY ASSO S 66° 53' E 428 FT ± TO CENTRE OF PARK ST
TH ALG SD CENTRE LINE N 26° 56' E 497 33/100FT TO CENTRE MT HEBRON RD & B

ALL SD DISTANCES ±

OVER

SUB TO THE RIGHTS OF THE PUB IN & TO SO MUCH OF SD TRACT AS LIES WITHIN BDRY OF ANY PUB ST

AND IT IS FURTHER EXPRESSLY AGREED & UNDERSTOOD THAT SO MUCH OF SD PROP AS LIES BET WIGWAM BROOK & MT HEBRON ROAD IS EXCEPTED FR THE COV OF WTTY & OTHER COVS IN THIS DEEC CONTAINED & MADE APPLICABLE TO THE OTHER PORTIONS OF THE SD PROP, THE GR HEREBY UNDERTAKING TO CONVEY ALL ITS RIGHT TITLE & INT IN & TO THAT PORTION OF SD PREM WHATEVER THE SA MAY BE.

ALL THE FOREGOING LD & PREM ARE SUB TO THE FOLLOWING RESTRS CONTAINED IN DEED REC IN Y 41 48 NAMELY, ALL PARTS OF SD PROP HEREIN CONVD LYING W OF A LINE RUNNING N FR ALEXANDER AV TO MT HEBRON RD = TO PARK ST & 150 FT E FR E L THF, SHALL BE USED FOR NO OTHER PURPOSE THAN FOR THE ERECTION OF PRIVATE RESIDENCES THEREON,& PRIVATE STABLES CONNECTED THEREWITH, EACH OF SD RESIDENCES TO COST NOT LESS THAN $5000.
THIS RESTRS TO CONTINUE IN FORCE FOR 20 YRS FR APL 5 1907.

5-12—10M—G

APPLICATION NO.
EXAMINED
RECORD OF INSTRUMENT

C 8 MTTY

DEED

Block No.

Date of Deed JULY 22/12 191 Liber 4pa. B 20

Cons. $ 1 Ack'd JULY 23/12 191 Recorded JULY 27/12 191

Grantors

ESSEX REALTY ASSOCIATES
A CORP

Grantees

~~XXX~~ JEROME DOYLE

Premises

TOWN OF MONT

1ST TRACT

B AT PT IN CENTER LINE OF GROVE ST AT NW COR OF LD SD TO BE OF PATRICK CONNELL, SD PT BG 417 20/100 FT S ON THE CENTER LINE OF GROVE ST FR THE PT WHERE THE CENTER LINE OF ALEXANDER AV AS THESA RUNS E FR GROVE ST INTERSECTS SD CENTER LINE

TH S 73° 35' E ALG LINE OF SD CONNELL'S LD ABT 240 FT TO LINE OF LD OF MORTON SIGLER BG THE SE COR OF THE TRACT HEREINDESCD

ALG SIGLER'S LINE N 3° 25' W 378 70/100 FT TO CENTER LINE OF ALEXANDER AV

ALG THE SA S56° 49' E 10 FT ± TO A COR IN LINE OF LD OF

N 3° 13' W AND ALG LINE OF LD SD TO BE OF THE MONTCLAIR WATER COMPANY, 366 50/100 FT TO AN IRON POST

OVER

4C-5
9-A-1

N 21° 38' W 189 70/100 FT TO THE CENTER LINE OF GROVE ST
ALG THE SA S 36° 54' W 77 55/100 FT TO AN ANGLE IN THE SA IN THE MID LINE OF A BRIDGE
STILL ALG THE CENTER LINE OF GROVE ST S 6° 14' W 785 50/100 FT TO THE
B BG THE SD DITS ±
SUB TO RIGHTS OF THE PUBLIC IN & TO SO MUCH OF ABV PREM AS LIES WITHIN BOUNDARIES OF GROVE ST AND ALEXANDER AV

2ND TRACT

B AT PT IN CENTER LINE GROVE ST WHERE SD CENTER LINE IS INTERSECTED BY CENTER LINE OF ALEXANDER AV AS THE SA RUNS W FR GROVE ST
TH ALG THE CENTER LINE GROVE ST N 6° 14' E 415 20/100 FT TO AN ANGLE IN SD ST AT THE MID OF A BRIDGE
STILL ALG SD GROVE ST N 36° 54' E 50 FT ± TO THE PT WHERE THE CENTER LINE OF MT HEBRON ROAD INTERSECTS SD CENTER LINE OF GROVE ST
ALG THE CENTER LINE MT HEBRON RD N 21° 32' W 193 FT TO AN ANGLE THEREIN
STILL ALG SD CENTER LINE N 40° 32' W 232 66/100 FT TO ANOTHER ANGLE
STILL ALG THE SA N 41° 6' W 193 20/100 FT TO THE CENTER LINE OF PARK ST
ALG SD LINE S 26° 56' W 185 75/100 FT TO THE CENTER LINE OF ALEXANDER AV AFSD
ALG SA S 65° 47' E 163 FT
OVER

AC 5+ 9a 12

4320

STILL ALG THE SA CURVING TO LEFT WITH RAD OF 233 80/100 FT TO THE MONUMENT AT THE END OF SD CURVE, THE CHORD OF WHICH ARC IS 266 70/100 FT

STILL ALG SD CENTER LINE OF ALEXANDER AV CURVING TO RIGHT WITH RAD OF 324 FT TO CENTER LINE OF GROVE ST AND B, THE CHORD OF LAST DESCD ARC MEASURING 365 70/100 FT ±

EXCEPTING OUT OF SD TRACT THE LD FMLY CONVD BY DEED S 34 53 SITUATED ON NW COR GROVE ST AND ALEXANDER AV AND AFTERWARDS CONVD TO ONE JOHANNA SODERSTROM AND AN ADJDG LOT TO SD LDS SO EXCEPTED BG CONVD BY P 38 12, SD 2 LOTS TOGETHER BG 150 FT ON GROVE ST AND 175 FT IN A STRAIGHT LINE ON ~~EE~~ ALEXANDER AV AND 140 FT IN DEPTH ON THE NW LINE, SUB TO THE RIGHTS OF THE PUBLIC IN & TO SO MUCH OF ABV PREM AS LIES WITHIN THE LIMITS OF ANY PUBLIC ST

SUB TO A CERTAIN RIGHT OF WAY IN FAVOR OF TRI-STATE REALTY ASSO, ITS SUCCESSORS & ASSIGNS, FOR A SEWER 4 FT IN WIDTH, BG AT THE MANHOLE AT THE INTERSECT OF MACOPIN AV AND PARK ST, AND RUNNING

TH S 66° 16' E 183 FT TO A MANHOLE

S 4° 29' W 366 4/100 FT TO A MANHOLE ON ALEXANDER AV

3RD TRACT

B AT INTERSECT OF CENTER LINE OF PARK ST AND ALEXANDER AV

TH ALG CENTER LINE ALEXANDER AV N 65° 47' W 433 9/100 FT TO LINE OF LD FMLY OF ⓦ AND CONVD TO WILLIAM P UNDERHILL BY DEED DATED JAN 24, 1912

TH ALG UNDER HILL'S LINE & = PARK ST N 26° 56' E229 36/100 FT TO LINE OF LD CONVD TO TRI-STATE REALTY ASSO

ALG THAT LINE S 66° 53' E 433 9/100 FT TO CENTER LINE OF PARK ST

ALG CENTER LINE OF PARK ST S 26° 56' W 237 46/100 FT TO B BG SD SEVERAL DIMENSIONS ±

OVER

100M-7-08.

SUB TO RIGHTS OF PUBLIC TO USE OF SO MUCH OF SD PREM AS LIES WITHIN THE BOUNDARIES OF ALEXANDER AV AND PARK ST

SUB TO MTG $4500 REC W 28 323

4TH TRACT

B AT PT WHERE CENTER LINE OF PARK ST INTERSECTS THE CENTER LINE OF MT HEBRON RD

TH ALG CENTERLINE OF MT HEBRON RD, THE FOLLOWING 3 COURSES AND DISTS N 41° 6' W 86 30/100 FT, N 52° 6' W 191 42/100 FT, N 79° W 36 55/100 FT TO LINE OF LD FMLY OF ONE ~~ENROE~~ EUNICE BROOK

TH ALG MID LINE OF SD BROOK THE FOLLOWING 5 COURSES AND DIST,
S 63° 56' W 157 1/10 FT,
TH S 26° 27' W 131 FT
TH S 70° 39' W 79 75/100 FT
TH S 20° 41' W 169 60/100 FT
TH S 75° 47' W 16 FT TO N LINE OF LD CONVD TO TRI STATE REALTY ASSO,
BG A PT 150 FT DIST MEASURED N, FR THE N LINE MACOPIN AV AT ∟ THERETO
TH ALG LINE = TO N LINE MACOPIN AV AND 150 FT DIST THFR, BG THE N LINE OF LD CONVD TO SD TRI STATE REALTY ASSO, S 66° 53' E 428 FT ±
TO CENTER LINE PARK ST AFSD
ALG SD CENTER LINE N 26° 56' E 497 33/100 FT TO CENTER LINE OF MT HEBRON RD AND THE B

SUB TO RIGHTS OF PUBLIC IN & TO SO MUCH OF THE ABV PREM AS LIES WITHIN THE LIMITS OF ANY PUBLIC ST

3D 102 ✓

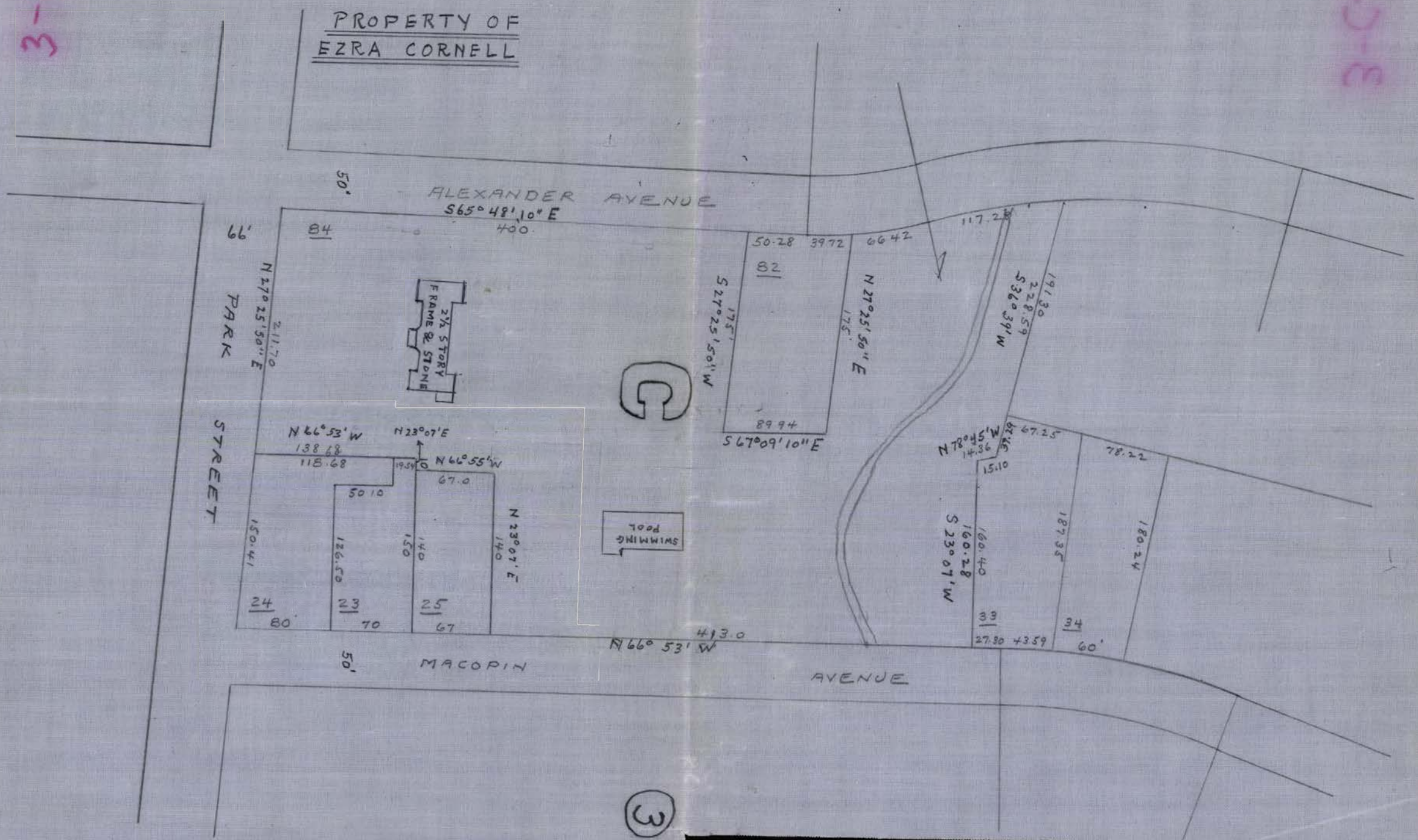
OVER

AND IT IS AGREED THAT SO MUCH OF THE SD PROP AS LIES BET WIGWAM BROOK AND MT HEBRON ROAD IS EXCEPTED FR THE COV OF WTTY, AND OTHER COVS IN THIS DEED CONTAINED AND MADE APPLICABLE TO OTHER PORTIONS OF THE SD PROP , THE ℗ HEREBY UNDERTAKING TO CONVEY ONLY ITS RIGHT, TITLE AND INT IN AND TO THAT PORTION OF SD PREM WHATEVER THE SA MAY BE•

SUB TO RESTRS CONTAINED IN DEED Y 41 43 NAMELY, ALL PARTS OF SD PROP HEREBY INCONVD LYING W OF A LINE RUNNING N FR ALEXANDER AV TO MT HEBRON RD = TO PARK ST AND 150 FT E FR E LINE THF, SHALL BE USED FOR NO OTHER PURPOSE THAN FOR ERECTION OF PRIVATE RESIDENCE THEREON AND PRIVATE STABLES CONNECTED THEREWITH EA OF SD RESIDENCE TO COST NOT LESS THAN $5000, THIS RESTRS TO CONTIN IN FORACE FOR PERIOD OF 20YRS FR APR 5TH 1907

3-C-84

SHEET #3


PROPERTY OF
EZRA CORNELL
ALEXANDER AVENUE
S65°48'10"E
400
50'
66'
84
PARK
STREET
N 27°25'50"E
211.70
2½ STORY FRAME & STONE
N 66°53'W
138.68
118.68
N 23°07'E
N 66°55'W
19.54
67.0
50.10
150.41
126.50
150
140
140
N 23°07'E
24
80
23
70
25
67
SWIMMING POOL
C
50.28
39.72
66.42
117.28
82
S 27°25'50"W
175'
175'
N 27°25'50"E
89.94
S 67°09'10"E
191.30
228.59
S 36°39'W
N 78°45'W
14.36
37.29
67.25
78.22
15.10
S 23°07'W
160.28
160.40
187.35
180.24
33
27.30
43.59
34
60'
413.0
N 66° 53' W
50'
MACOPIN
AVENUE
3

ASSESSOR'S OFFICE
RECEIVED
MAY 23 19

N. J. DEED—BARGAIN AND SALE—FORM NO. 152 THE CHISHOLM PRINTING COMPANY, 405 PEARL ST., N. Y. 5908

BOOK 3713 PAGE 293

This Indenture,

Per

Made the day of May *, in the year of our Lord*
One Thousand Nine Hundred and Sixty

Between

JACOB G. ZIMMERER and RUTH W. ZIMMERER, his wife,

D. B. Jones Jr Esq

of the Borough *of* Roseland *in the County*
of Essex *and State of* New Jersey
party of the first part:

And

CHARLES K. WALL and JEAN C. WALL, his wife,
Residing at #31 Lakewood Avenue, Cedar Grove,
New Jersey,

RECEIVED FOR RECORD ESSEX COUNTY REGISTER'S OFFICE MAY 6 2 03 PM
Clifford Pfeiffer REGISTER
RECORDED

R.S. 46:20

party of the second part;

Witnesseth, *That the said party of the first part, for an in consideration 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 lot, *tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey.

BEGINNING at a point in the southerly line of Macopin Avenue as actually laid out therein distant westerly 382 feet from the corner formed by the intersection of said line of Macopin Avenue with the westerly line of Park Street; thence running (1) South 23 degrees 7 minutes West 179.18 feet; thence (2) North 65 degrees 48 minutes 10 seconds West 31.77 feet; thence (3) North 67 degrees 9 minutes 10 seconds West 89.94 feet; thence (4) North 18 degrees 15 minutes 13 seconds East 179.57 feet to the said southerly line of Macopin Avenue; thence (5) along the same South 66 degrees 53 minutes East 135 feet to the point and place of BEGINNING.

KNOWN as No. 12 Macopin Avenue.

SUBJECT to an agreement with Public Service Electric & Gas Company, dated October 16, 1959, for the installation of electric and telephone wires along the rear end of the property and to such rights

915348
12 Macopin Ave
3415 Tax only

in the stream crossing the premises held by the property owners abutting said stream, and to restrictions of record, if any.

BEING the same premises conveyed to Jacob G. Zimmerer, one of the parties of the first part, by Frank L. Spatuzzi and wife, dated November 25, 1959 and recorded November 27, 1959 in Book 3680, page 418.

Levy Ste Nbr

918—Deed—Bargain and Sale—(Co... (last Grantor). Individual or Cor...
JULIUS BLUMBERG ... LAW BLANK PUBLISHERS 80 EXCHANGE PL... BROADWAY, NEW YORK

BOOK 3680 PAGE 418

This Indenture,

Made the 25th ~~of October~~ day of November in the year of our Lord One Thousand Nine Hundred and Fifty-nine.

Between FRANK L. SPATUZZI and JEANNE L. SPATUZZI, his wife,

in the Town of Montclair County of Essex and State of New Jersey party of the first part;

And JACOB G. ZIMMERER, Married,

of #5 Meadow Lane, in

the Borough of Roseland County of Essex and State of New Jersey party of the second part;

Witnesseth, That the said party of the first part, for and in consideration 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, ha ve 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 his heirs and assigns, forever,

All that tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the Town of Montclair County of Essex and State of New Jersey:

BEGINNING at a point on the southerly line of Macopin Avenue as actually laid out therein distant westerly 382 feet from the corner formed by the intersection of said line of Macopin Avenue with the westerly line of Park Street running thence (1) along said line of Macopin Avenue north 66 degrees 53 minutes west 135 feet running thence (2) south 18 degrees 15 minutes 13 seconds west 179.57 feet; running thence (3) south 67 degrees 09 minutes 10 seconds east 89.94 feet to an angle running thence (4) south 65 degrees 48 minutes 10 seconds east 31.77 feet; running thence (5) north 23 degrees 07 minutes east 179.18 feet to the southerly side line of Macopin Avenue to the point and place of Beginning.

Together with all right, title and interest of the party of the first part in and to the roadway adjoining the premises herein conveyed to the center line thereof.

Being the same premises conveyed to Frank L. Spatuzzi by deed from Ezra Cornell and wife bearing date of June 10, 1957, recorded on July 18, 1957, in Book 3501, page 93 of deeds for Essex County.

ASSESSOR'S OFFICE RECEIVED NOV 17 1959

RECEIVED REGISTER'S OFFICE ESSEX CO., N.J. NOV 27 9 45 AM '59

Cubbie M... REGISTER

R.D. $8.80

Macopin Ave

Lot 3700

Block 3

7/0738

86

ASSESSOR'S OFFICE
RECEIVED
DEC 30 1958

Per

BOOK 3682 PAGE 327

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION - ESSEX COUNTY
DOCKET No. C 273 - 59

FRANK L. SPATUZZI,

Plaintiff

-vs-

ESSEX REALTY ASSOCIATES, a corporation of the State of New Jersey,

Defendant.

CIVIL ACTION

FINAL JUDGMENT

RECEIVED AND RECORDED
REGISTER'S OFFICE
ESSEX COUNTY, N.J.
DEC 4 9 31 AM '59
REGISTER

This matter being opened to the Court by CHANALIS, LYNCH & MALONEY, Attorneys for the Plaintiff; and it appearing that the summons and complaint has been duly served on the defendant, ESSEX REALTY ASSOCIATES.

AND IT FURTHER APPEARING that said defendant above mentioned has not appeared or answered the complaint within the time limited by law in said cause but has wholly failed and neglected so to do and default having been entered against it.

AND IT FURTHER APPEARING that Plaintiff is in peaceable possession of and claims ownership thereof, of the land and premises described in the complaint, that the plaintiff's title to the said lands and premises or some part thereof is alleged or claimed or it is reputed that the title is defective by the defendant who claims to own the same or some part thereof, or some interest therein, or to hold a lien or encumbrance thereon;

AND IT FURTHER APPEARING that no suit or action, other than this suit or action, is pending to enforce or test the validity of such title, claim or encumbrance of the defendant.

IT IS ON this 24th day of November, 1959, ORDERED that the said defendant, ESSEX REALTY ASSOCIATES, its successors and assigns have no estate, interest or right in, or lien or encumbrance upon said lands and premises or any part thereof.

AND IT IS FURTHER ORDERED AND ADJUDGED, that as to all

of the lands and premises described in said complaint situate in the Town of Montclair, County of Essex and State of New Jersey.

BEGINNING at a point in the Southerly side of Macopin Avenue distant three hundred eighty-two feet (382') Northwesterly from the intersection of the said line of Macopin Avenue with the Westerly line of Park Street; thence (1) South twenty-three degrees seven minutes West one hundred seventy-nine feet and thirty-seven one-hundredths of a foot (179.37') to a point; thence (2) North sixty-five degrees forty-eight minutes ten seconds West forty-one feet and seventy-seven one-hundredths of a foot (41.77') to a point; thence (3) North sixty-seven degrees nine minutes ten seconds West eighty-nine feet and ninety-four one-hundredths of a foot (89.94') to a point; thence (4) North eighteen degrees fifteen minutes thirteen seconds East one hundred seventy-nine feet and fifty-seven one-hundredths of a foot (179.57') to the said line of Macopin Avenue; thence (5) along the said line of Macopin Avenue South sixty-six degrees fifty-three minutes East one hundred forty-five feet (145') to the point and place of Beginning. as far as relates to any claim thereon by, or on behalf of said defendant, the title of the Plaintiff in and to the same or any part thereof is hereby determined, fixed, settled and declared to be good.

J. S. C.

I, I. GRANT SCOTT, Clerk of the Superior Court of New Jersey, the same being a Court of Record, do hereby certify that the foregoing is a true copy of the Final Judgment now on the files of my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Court, at Trenton, this 1st day of December Nineteen hundred and fifty-nine.

I. Grant Scott Clerk.

R. Rohde 10 Ridgewood Ave

ASSESSOR'S OFFICE RECEIVED AUG 28 1970

919—Deed—Bargain and Sale—(Cov. Against Grantor). Individual or Corporation.

JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS 80 EXCHANGE PLACE AT BROADWAY, NEW YORK

43114

This Indenture,

Made the 20 Th *day of* JULY *, in the year of our Lord One Thousand Nine Hundred and* Seventy

Between F. PAUL ANDRES and KAYE E. ANDRES, his wife,

residing at 10 Macopin Avenue

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J. JUL 31 2 12 PM '70 REGISTER

in the Town *of* Montclair *County of* Essex *and State of* New Jersey *party of the first part;*

And FRANKLIN D. ROTHENBERG and MARION ROTHENBERG, his wife,

residing at 50 KING STREET

in the CITY *of* NEW YORK *County of* NEW YORK *and State of* NEW YORK *party of the second part;*

COUNTY OF ESSEX CONSIDERATION $54000 REALTY TRANSFER FEE $54.00 DATE BY

Witnesseth, *That the said party of the first part, for and in consideration of* FiftyFour Thousand ($54,000.00) Dollars *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, ha 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* Town *of* Montclair *County of* Essex *and State of* New Jersey:

BEGINNING at a point in the southerly line of Macopin Avenue as actually laid out therein distant westerly 297 feet from the corner formed by the intersection of said line of Macopin Avenue with the westerly line of Park Street; running thence (1) North 66 degrees 53 minutes West along said line of Macopin Avenue 85 feet; running thence (2) South 23 degrees 7 minutes West 179.18 feet; running thence (3) South 65 degrees 48 minutes 10 seconds East 53.23 feet to an angle; running thence (4) South 72 degrees 5 minutes 25 seconds East 31.73 feet; running thence (5) North 23 degrees 7 minutes East 177.29 feet to the southerly line of Macopin Avenue; the point and place of BEGINNING.

BEING the same premises conveyd to the Grantors herein by Deed of Edward Kimball and Holly M. Kimball, his wife, dated June 14, 1965 and recorded June 18, 1965 in the Office of the Essex County Register in Book 4099 at page 56.

SUBJECT to easements and restrictions of record, if any, such facts as an accurat survey may disclose, and municipal ordinances and regulations.

BEING the same premises known as number 10 Macopin Avenue, Montclair, Essex County, New Jersey.

2529284 10 Macopin Ave

MAP 3 BLOCK C LOT 8

103—N. J. DEED—BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. B N T ALL-STATE OFFICE SUPPLY CO. 49 EDISON PLACE, NEWARK 2, N. J.

BOOK 4099 PAGE 56

This Indenture,

Made the fourteenth *day of* JUNE *, in the year of our Lord One Thousand Nine Hundred and* SIXTY-FIVE

Between EDWARD KIMBALL and HOLLY M. KIMBALL, his wife,

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J.
JUN 17 9 53 AM '65
REGISTER

~~XXXXXXX~~ About to reside at 131 Clarewill Avenue
in the Town *of* Montclair *in the County of* Essex *and State of* New Jersey *party of the first part;*

And F. PAUL ANDRES and KAYE E. ANDRES, his wife,

about to reside at 10 Macopin Avenue

the Town *of* Montclair *in the County of* Essex *and State of* New Jersey *party of the second part:*

R.S. 46.20

Witnesseth, *that the said party of the first part, for and in consideration of* one dollar ($1.00) ~~XXXXXX~~ 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* Town *of* Montclair *in the County of* Essex *and State of* New Jersey

BEGINNING at a point in the southerly line of Macopin Avenue as actually laid out therein distant westerly 297 feet from the corner formed by the intersection of said line of Macopin Avenue with the westerly line of Park Street; running thence (1) North 66 degrees 53 minutes West along said line of Macopin Avenue 85 feet; running thence (2) South 23 degrees 7 minutes West 179.18 feet; running thence (3) South 65 degrees 48 minutes 10 seconds East 53.23 feet to an angle; running thence (4) South 72 degrees 5 minutes 25 seconds East 31.73 feet; running thence (5) North 23 degrees 7 minutes East 177.29 feet to the southerly line of Macopin Avenue, the point and place of BEGINNING.

BEING known and designated as #10 Macopin Avenue, Montclair, N. J.

BEING the same premises conveyed to the Grantors herein by Deed of George E. Tubb and Kathryn M. Tubb, his wife, dated August 7, 1962 and recorded August 9, 1962 in the Office of the Essex County Register in Book 3883 of Deeds for said County at page 210.

SUBJECT to easements and restrictions of record, if any, such facts as an accurate survey may disclose, and municipal ordinances and regulations.

1647193
10 Macopin ave
MAP 3 BLOCK C LOT 87

SZOLD & 30 BROAD ST NEW YORK 4

N. J. DEED—BARGAIN AND SALE (COV. AGAINST GRANTOR) FORM NO. 153 INDIV. TO INDIV. OR CORP. THE CHISHOLM PRINTING COMPANY, 225 [illegible] ST., N. Y. 6239

ASSESSOR'S OFFICE RECEIVED AUG. 31 1962 RECEIVED

BOOK 3883 PAGE 210

This Indenture,

Made the 7th *day of* August *in the year of our Lord One Thousand Nine Hundred and* Sixty-Two

Between

GEORGE E. TUBB and KATHRYN M. TUBB, his wife

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J. Aug 9 10 26 AM '62 BOOK 3883 PAGE 210 REGISTER

of the Town *of* Montclair *in the County of* Essex *and State of* New Jersey *party of the first part;*

And

EDWARD KIMBALL and HOLLY M. KIMBALL, his wife,

of the Town of Winter Park in the County of Orange and State of Florida,

party of the second part;

Witnesseth, *That the said party of the first part, for and in consideration of* ONE ($1.00) DOLLAR *lawful money of the United States of America,* and other good and valuable consideration *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, has 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* Town *of* Montclair *in the County of* Essex *and State of* New Jersey.

BEGINNING at a point in the southerly line of Macopin Avenue as actually laid out therein distant westerly 297 feet from the corner formed by the intersection of said line of Macopin Avenue with the westerly line of Park Street; running thence (1) north 66 degrees 53 minutes west along said line of Macopin Avenue 85 feet; running thence (2) south 23 degrees 7 minutes west 179.18 feet; running thence (3) south 65 degrees 48 minutes 10 seconds east 53.23 feet to an angle; running thence (4) south 72 degrees 5 minutes 25 seconds east 31.73 feet; running thence (5) north 23 degrees 7 minutes east 177.29 feet to the southerly line of Macopin Avenue, the point and place of BEGINNING.

BEING known and designated as #10 Macopin Avenue, Montclair, New Jersey, ~~and being the same premises conveyed to the Grantors herein by deed from Eugene P. Murphy and Mary M. Murphy, his wife, dated October 31st, 1960 and recorded in the Essex County Register's Office November 2, 1960 in Book 3676, page 266.~~

BEING the same premises conveyed to the Grantors herein by deed from Eugene P. Murphy and Mary M. Murphy, his wife, dated October 31st, 1960 and recorded in the Essex County Register's Office on November 2, 1960, in Book 3753, page 184.

Rd 45'65

10 Macopin Ave 112 3423

MAP 3 BLOCK C LOT 27

Ferguson Mtcl

103—N. J. DEED—BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. C J Z D ALL-STATE OFFICE SUPPLY CO. 502 HIGH ST., NEWARK 2, N. J.

BOOK 3753 PAGE 184

This Indenture,

Made the 31st *day of* October *, in the year of our Lord One Thousand Nine Hundred and* Sixty

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J. NOV 2 1 55 PM '60 Abbie W. Mayer REGISTER

Between

EUGENE P. MURPHY AND MARY M. MURPHY, his wife,

residing at #10 Macopin Avenue *in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey *party of the first part;*

And

GEORGE E. TUBB AND KATHRYN M. TUBB, his wife,

W.F.

the *of* *in the County of* *and State of* *party of the second part:*

R.S. 46.75

Witnesseth, *that the said party of the first part, for and in consideration of* the sum of ONE 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, ha* vegiven, *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* *and assigns, forever,*

All that certain *tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey:

920542

10 Macopin Ave

15700

BEGINNING at a point in the southerly line of Macopin Avenue as actually laid out therein distant westerly 297 feet from the corner formed by the intersection of said line of Macopin Avenue with the westerly line of Park Street; running thence (1) north 66 degrees 53 minutes west along said line of Macopin Avenue 85 feet; running thence (2) south 23 degrees 7 minutes west 179.18 feet; running thence (3) south 65 degrees 48 minutes 10 seconds east 53.23 feet to an angle; running thence (4) south 72 degrees 5 minutes 25 seconds east 31.73 feet; running thence (5) north 23 degrees 7 minutes east 177.29 feet to the southerly line of Macopin Avenue, the point and place of BEGINNING.

BEING premises also known as #10 Macopin Avenue, Montclair, N. J.

BEING the same premises conveyed to the Grantors herein

MAP 3 BLOCK C 87

by deed from RUTH W. ZIMMERER AND JACOB G. ZIMMERER, her husband, dated October 27, 1959 and recorded in the Essex County Register's Office November 5, 1959 in Book 3676, page 266.

THE foregoing description being in accordance with survey made by Theodore F. Booth, dated October 7, 1959.

TOGETHER with all the right, title and interest of the party of the first part in and to the roadway adjoining the premises herein conveyed to the center line thereof.

ASSESSOR'S OFFICE

RECEIVED JUL 10 1959

919—Deed—Bargain and Sale—(Cov. Against Grantor). Individual or Corporation.

JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS 80 EXCHANGE PLACE AT BROADWAY, NEW YORK

BOOK 3644 PAGE 181

This Indenture,

Made the 12th *day of* June *, in the year of our Lord One Thousand Nine Hundred and* Fifty-nine

Between FRANK L. SPATUZZI and JEANNE L. SPATUZZI, his wife,

Levy Jenster et al Mtg

in the Town *of* Montclair *County of* Essex *and State of* New Jersey *party of the first part;*

RECEIVED RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J. JUN 22 3 24 PM '59 REGISTER

And RUTH W. ZIMMERER, Married,

5 Meadow Lane

in the Borough *of* Roseland *County of* Essex *and State of* New Jersey *party of the second part;*

Witnesseth, *That the said party of the first part, for and in consideration 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* her heirs *and assigns, forever,*

All that *tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the* Town *of* Montclair *County of* Essex *and State of* New Jersey.

BEGINNING at a point in the southerly line of Macopin Avenue, as actually laid out, therein distant westerly 297 feet from the corner formed by the intersection of said line of Macopin Avenue with the westerly line of Park Street; running thence (1) north 66 degrees 53 minutes west along said line of Macopin Avenue 85 feet; running thence (2) south 23 degrees 7 minutes west 179.18 feet; running thence (3) south 65 degrees 48 minutes 10 seconds east 53.23 feet to an angle; running thence (4) south 72 degrees 5 minutes 25 seconds east 31.73 feet; running thence (5) north 23 degrees 7 minutes east 177.29 feet to the southerly line of Macopin Avenue, the point and place of BEGINNING.

Together with all right, title and interest of the party of the first part in and to the roadway adjoining the premises herein conveyed to the center line thereof.

Being part of the same premises conveyed to Frank L. Spatuzzi by deed from Ezra Cornell and wife, bearing date April 3, 1957, recorded on April 11, 1957 in Book 3480 of Deeds for Essex County on page 81, and also being part of the same premises conveyed to Frank L. Spatuzzi by deed from Ezra Cornell and wife bearing date June 10, 1957, recorded on July 18, 1957, in Book 3501 of Deeds for Essex County on page 93.

R.S. 9.35

Macopin Ave

BLOCK 3 BLOCK C BOX 87

Toomey Fountain Mtge Co

N. J. DEED—BARGAIN AND SALE—FORM NO. 152 INDIV. TO INDIV. OR THE CHISHOLM PRINTING COMPANY, 409 PEARL ST., N. Y. 5908

Hackensack

BOOK 3676 PAGE 266

ASSESSOR'S OFFICE
DEC 7 1959
RECEIVED

This Indenture,

Made the 27th *day of* October *, in the year of our Lord One Thousand Nine Hundred and* Fifty-nine,

Between

RUTH W. ZIMMERER -and- JACOB G. ZIMMERER, her husband,

RECEIVED
RECORDED
REGISTER'S OFFICE
ESSEX COUNTY, N.J.
NOV 5 11 14 AM '59
Carl W. Mayer
REGISTER

R.S. 44.00

of the Borough *of* Roseland *in the County of* Essex *and State of* New Jersey *party of the first part:*

And

EUGENE P. MURPHY -and- MARY M. MURPHY, his wife, Residing at 155 Wildwood Avenue in the Town of Montclair, County of Essex, and State of New Jersey,

WF

party of the second part;

Witnesseth, *That the said party of the first part, for an in consideration 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 *tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey.

BEGINNING at a point in the southerly line of Macopin Avenue, as actually laid out, therein distant westerly 297 feet from the corner formed by the intersection of said line of Macopin Avenue with the westerly line of Park Street; running thence (1) north 66 degrees 53 minutes west along said line of Macopin Avenue 85 feet; running thence (2) south 23 degrees 7 minutes west 179.18 feet; running thence (3) south 65 degrees 48 minutes 10 seconds east 53.23 feet to an angle; running thence (4) south 72 degrees 5 minutes 25 seconds east 31.73 feet; running thence (5) north 23 degrees 7 minutes east 177.29 feet to the southerly line of Macopin Avenue, the point and place of BEGINNING.

BEING known as #10 Macopin Avenue.

BEING the same premises conveyed to Ruth W. Zimmerer, one of the parties of the first part by Frank L. Spatuzzi and wife by deed dated June 12, 1959 and recorded June 22, 1959 in Book 3644 of Deeds for Essex County, page 181.

Survey made by Theodore F. Booth, dated Oct. 7, 1959.

740133
10 Macopin Ave

MAP 3 BLOCK C LOT 87

ASSESSOR'S OFFICE
RECEIVED
JAN 26 1967
Per

919—Deed—Bargain and Sale—(Cov. Against Grantor). Individual or Corporation.

JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS
80 EXCHANGE PLACE AT BROADWAY, NEW YORK

BOOK 4239 PAGE 407

This Indenture,

Made the 1st *day of* June *, in the year of our Lord*
One Thousand Nine Hundred and Sixty-seven

RECEIVED & RECORDED
REGISTER'S OFFICE
ESSEX COUNTY, N.J.
JUN 5 10 31 AM '67
REGISTER

Between

PAUL C. MAYLONE and MILDRED E. MAYLONE, his wife,

residing at 8 Macopin Avenue, Upper Montclair,

in the Town *of* Montclair *County of* Essex
and State of New Jersey *party of the first part;*

And

CARL A. HARRIS and EDNA K. HARRIS, his wife,

about to reside at 8 Macopin Avenue, Upper Montclair,

in the Town *of* Montclair *County of* Essex
and 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 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 Town *of* Montclair *County of* Essex
and State of New Jersey.

BEGINNING at a point in the southerly line of Macopin Avenue, as actually laid out, therein distant westerly two hundred seventeen (217) feet from the corner formed by the intersection of said line of Macopin Avenue with the westerly line of Park Street, running

Thence (1) north sixty-six (66) degrees, fifty-three (53) minutes west along said line of Macopin Avenue eighty (80) feet;

Thence (2) south twenty-three (23) degrees, seven (7) minutes West, one hundred seventy-seven feet and twenty-nine one-hundredths of a foot (177.29);

Thence (3) south seventy-two (72) degrees, five (5) minutes, twenty-five (25) seconds east eighty feet and thirty-three one-hundredths of a foot (80.33);

Thence (4) north twenty-three (23) degrees, seven (7) minutes east, one hundred seventy (170) feet to the southerly line of Macopin Avenue, the point and place of BEGINNING.

BEING commonly known as 8 Macopin Avenue, Upper Montclair, New Jersey.

BEING the same premises conveyed to Paul C. Maylone and Mildred E. Maylone, his wife, by deed from Jacob G. Zimmerer and Ruth W. Zimmerer, his wife, dated July 22, 1960 and recorded in the Essex County Register's Office July 22, 1960 in Book 3730 of Deeds, at page 165.

SUBJECT to easement grants to Public Service Electric and Gas Com-

R.S. 48:40

8 Macopin Ave

216 8050

MAP 3 BLOCK C LOT 8A

pany and New Jersey Bell Telephone Company in Deed Book 3672, at page 484.

SUBJECT to zoning ordinances and restrictions of record.

N. J. DEED—BARGAIN AND SALE (COV. AGAINS[illegible]TOR) FORM NO. 153 INDIV. TO INDIV. OR CORP. THE CHISHOLM PRINTING COMPANY, 409 PEARL ST., [illegible] 6011

This Indenture,

BOOK 3730 PAGE 165

Made the 22nd *day of* July *, in the year of our Lord One Thousand Nine Hundred and* Sixty

Between

JACOB G. ZIMMERER -and- RUTH W. ZIMMERER, his wife

Mead & N/C

of the Borough *of* Roseland *in the County of* Essex *and State of* New Jersey

party of the first part:

And

PAUL C. MAYLONE -and- MILDRED E. MAYLONE, his wife

of #

party of the second part;

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

- - - - - ONE ($1.00) DOLLAR - - - - - - - - - - - - - - - - - - -

lawful money of the United States of America, and other good and valuable considerations *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* Town *of* Montclair *in the County of* Essex *and State of* New Jersey

BEGINNING at a point in the southerly line of Macopin Avenue, as actually laid out, therein distant westerly 217 feet from the corner formed by the intersection of said line of Macopin Avenue with the westerly line of Park Street; running thence (1) north 66 degrees 53 minutes west along said line of Macopin Avenue 80 feet; running thence (2) south 23 degrees 7 minutes west 177.29 feet; running thence (3) south 72 degrees 5 minutes 25 seconds east 80.33 feet; running thence (4) north 23 degrees 7 minutes east 170 feet to the southerly line of Macopin Avenue, the point and place of BEGINNING.

The above description being drawn in accordance with a survey made by Theodore F. Booth, dated June 27, 1960.

Premises known as #8 Macopin Avenue.

Subject to the rights of the public in so much of Macopin

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J. JUL 22 11 48 AM '60 BOOK 3730 PAGE 165 Arthur W. Magee REGISTER

R.S. 42.35

917566 8 Macopin ave 15700

MAP 3 BLOCK C LOT 88

Avenue as conveyed to the Town of Montclair for public street.

Being the same premises conveyed to Jacob G. Zimmerer, one of the parties of the first part, by deed from Frank L. Spatuzzi and wife, bearing date June 12, 1959, recorded on June 22, 1959 in Book 3644 of Deeds for Essex County on page 178.

ASSESSOR'S OFFICE
RECEIVED
JUL 10 1959
RECEIVED

919—Deed—Bargain and Sale—(Cov. Against Grantor). Individual or Corporation.

JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS 80 EXCHANGE PLACE AT BROADWAY, NEW YORK

BOOK 3644 PAGE 178

This Indenture,

Made the 12th *day of* June *, in the year of our Lord* *One Thousand Nine Hundred and* Fifty-nine.

Between FRANK L. SPATUZZI and JEANNE L. SPATUZZI, his wife,

Levy Dexter et al Mtge

in the Town *of* Montclair *County of* Essex *and State of* New Jersey *party of the first part;*

RECEIVED REGISTER'S OFFICE ESSEX CNTY. N.J. JUN 22 3 20 PM '59

Chas. W. Magee REGISTER

And JACOB G. ZIMMERER, Married,

5 Meadow Lane

in the Borough *of* Roseland *County of* Essex *and State of* New Jersey *party of the second part;*

R.S. 9:35

Witnesseth, *That the said party of the first part, for and in consideration 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, ha ve 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* his heirs *and assigns, forever,*

All that *tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the* Town *of* Montclair *County of* Essex *and State of* New Jersey.

BEGINNING at a point in the southerly line of Macopin Avenue, as actually laid out, therein distant westerly 217 feet from the corner formed by the intersection of said line of Macopin Avenue with the westerly line of Park Street; running thence (1) north 66 degrees 53 minutes west along said line of Macopin Avenue 80 feet; running thence (2) south 23 degrees 7 minutes west 177.29 feet; running thence (3) south 72 degrees 5 minutes 25 seconds east 80.33 feet; running thence (4) north 23 degrees 7 minutes east 170 feet to the southerly line of Macopin Avenue, the point and place of BEGINNING.

Together with all right, title and interest of the party of the first part in and to the roadway adjoining the premises herein conveyed to the center line thereof.

Being part of the same premises conveyed to Frank L. Spatuzzi by deed from Ezra Cornell and wife, bearing date April 3, 1957, recorded on April 11, 1957 in Book 3480 of Deeds for Essex County on page 81.

$15.80

MAY 3 CLEAR C.H.A.T.

MAP 3 BLOCK C LOT 100

Georgiana C. Toresmore
& Ives
to
James M. Allen Etux
5/29/56

See MAP 3 BLOCK C LOT 50

MAP 3 BLOCK C LOT 100

Jan. 2, 1946

Henry Jenett

to

Georgianna C. Foresman

See Trans.

MAP 3 BLOCK C LOT 50

MAP 3 BLOCK C LOT 100

H 68 WTTY

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO AND HEIRS.
SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

T. 29 1-26 50M

DEED BLOCK No.

DATE OF DEED DEC 30 1922 19 LIBER PA.

CONS. $ 1 ACK'D DEC 30 1922 19 RECORDED MAY 16 1928 19

GRANTORS

MR

TRI-STATE REALTY ASSOCIATION
A CORP OF N J

GRANTEES

J. LESTER MC CLOUD
MARGRET W. MC CLOUD HIS WF

PREMISES TOWN OF MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE ..... AND TO ..... HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B IN DIVISION L BET LOTS 43 & 42 ON MAP ENTITLED "MAP OF LAND BLG TO THE TRI-STATE REALTY ASSN SIT IN MONT N J. K.D. OWEN, OCT 1913 WHICH PT IS 123.50 FT FR MACOPIN AV, SD DIVIDING L HAVING A COURSE OF S 37° 48' W FR ITS INTER WITH S S OF MACOPIN AV AT A PT 140 F SE MEASURED ALG SD AV FR E S OF VALLEY RD SD B PT BG ALSO SW COR OF LD CONVD BY ⓓ TO TERHUNE

TH ALG S L OF LD CONVD TO TERHUNE S 61° 37' E 117.32 FT TO DIVISION L BET LOTS 40 & 41 ON SD MAP

[OVER]

THALG SD DIVISION L S 40° 8' W 50.45 FT TO OTHER LD OF ⊕ WHICH IS ALSO S L OF LD OF ⊕
TH ALG THAT L N 61° 21' W 34.91 FT TO SE COR OF LOT ~~XX~~ 43 ON SD MAP
TH ALG E L OF SD LOT 43, N 37° 48' E 23.40 FT TO B

BG S PORTION OF LOTS 41 & 42 ON ABV MENTD MAP

SUB TO EFECT, IF ANY OF ZONING ORDINANCES OF TOWN OF MONT, & SUB TO EFFECT OF ANY RSTRS WHICH MAY HAVE BEEN IMPOSED ON LOTS 41 & 42

UND & AGRD THAT, INASMUCH AS DTS 41 & 42 ON SD MAP ARE RSTRED TO ONE DWELLING HOUSE & THE MAIN PORTION OF SD LOTS HAVE ALREADY BEEN SOLD TO A PURCHASER WHO EXPECTS TO BUILD ON HEM, ⊕ HERETO WIL NOT ATTEMPT TO ERECT ANY DWELLING HOUSE ON PROP HEREBY CONVD NOR ANY OUTBDG WHICH WOULD INTERFERE WITH RIGHTS OF OWNER OF OTHER PORTION OF THE LOTS TO BDG ANY OUT BDG OR GARAGE

3 C 100

July 12, 1921

See Trans.

3 C 44 pt

N. J. Property Title Ins.
830 Broad

RECEIVED
AUG 26 1969
Per

BOOK 4316 PAGE 990

103—DEED - BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. IRT

COPYRIGHT© 1965 BY ALL-STATE OFFICE SUPPLY CO. 49 EDISON PLACE, NEWARK, N. J. 07102

29201

This Indenture,

Made the 24th day of July 1969.

Between

HALLAS E. KENYON, Widower,

residing at Hillside Farm, R.F.D. #1 in the York of South Berwick in the County of and State of Maine herein designated as the Grantors,

And

WILLEM B.G. OUW and AUDREY K. OUW, his wife will be

residing ~~or located~~ at 1 Nassau Road in the Town of Montclair in the County of Essex and State of New Jersey herein designated as the Grantees;

Witnesseth, that the Grantors, for and in consideration of

TWENTY-SIX THOUSAND NINE HUNDRED ($26,900.00) DOLLARS----------

lawful money of the United States of America, to the Grantors 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 Grantors being therewith fully satisfied, do 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 Town of Montclair in the County of Essex and State of New Jersey, more particularly described as follows:

BEGINNING at the intersection of the easterly line of Valley Road with the southerly line of Mount Hebron Road, thence (1) along the easterly line of Valley Road south 36 degrees 39 minutes west 47.67 feet to the northerly line of Nassau Road shown on Map of the Godfrey Corporation, Upper Montclair, N.J., made by F.W. Crane, C.E., November 18, 1911; thence (2) along said northerly line of Massau Road south 53 degrees 21 minutes east 140 feet; thence (3) at right angles to Nassau Road north 36 degrees 39 minutes east 97.20 feet to the southerly line of Mount Hebron Road; thence (4) along the last mentioned line north 72 degrees 50 minutes 20 seconds west 148.50 feet to the place of BEGINNING.

Being lot No. 1 on the above mentioned map.

Being also the same lands and premises conveyed to Hallas E. Kenyon and Margaret Kenyon, his wife, by Essex Title Guaranty & Trust Co., by deed dated August 28, 1930, and recorded in the Register's Office or Essex County on August 28, 1930, in Book R 81 of Deeds for said County at pages 213-215.

COUNTY OF ESSEX
CONSIDERATION $26,900
REALTY TRANSFER FEE $27
DATE BY

RECEIVED & RECORDED
REGISTER'S OFFICE
ESSEX COUNTY, N.J.
JUL 30 3 22 PM '69

DEPUTY REGISTER

251 4008

1 Nassau Rd

MAP 3 BLOCK D LOT 1

The said Margaret Kenyon departed this life in testate, a resident of Dover, New Hampshire, leaving her surviving her husband, Hallas E. Kenyon, the grantor herein named.

R 51 WTTY

MAP 3 BLOCK D LOT 1

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO AND HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

DEED BLOCK NO.

DATE OF DEED AUG 27/30 19 LIBER PA.

CONS. $ 1 ACK'D AUG 27/30 19 RECORDED AUG 28/30 19

GRANTORS

ESSEX TITLE GUARANTY AND TRUST COMPANY
A CORP OF N.J.

GRANTEES

HALLAS E. KENYON AND MARGARET KENYON, HIS WF

PREMISES MONTCLAIR

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE AND TO HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT INTER OF E L OF VALLEY RD WITH S L OF MOUNT HEBRON RD
TH ALG E L OF VALLEY RD S 36° 39' W 47.67 FT TO N L OF NASSAU RD SHOWN ON "MAP OF GODFREY CORP. UPPER MONT.,N.J. MADE BY F.W. CRANE, C.E. NOV 18/1911
TH ALG SD N L OF NASSAU RD S 53° 21' E X 140 FT
TH AT L TO NASSAU RD N 36° 39' E 97.20 FT TO S L OF MOUNT HEBRON RD
TH ALG LAST MENTIONED L N 72° 50' 20" W 148.50 FT TO B.
BG LOT #1 ON MAP ABV MENTIONED
[OVER]

FIDELITY UNION TITLE AND MORTGAGE GUARANTY COMPANY.

T. 28 2-30 50M F.

TOGETHER WITH ALL RIGHT, TITLE & INT OF @ IN & TO SO MUCH OF STS AS ADJOIN SD LOT TO CEN
L THF.KN AS # 1, NASSAU RD.
RECITES SA M 79, 506-508.
SUBJECT TO RESTRS OF RECORD.
SUBJECT TO MTG IN SUM OF $6,000 NOW A LIEN ON HEREINABV DESCD PREM, WH MTG @ ASSUMES.

B 57

MAP 3 BLOCK D LOT 1

T. 38 6-26 6M

APPLICATION NO. .....

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO ..... AND ..... HEIRS.

SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

DEED	Block		No.		
Date of Deed	APR 30/29	19	Liber.	pa.	
Date of Sale	APR 30/29	19	Ack'd or Proved	MAY 10/29	19
Cons. $ 50	Conf'd --	19	Recorded	MAY 13/29	19

Grantor
CONRAD DEUCHLER

Sh'ff M. C. C.

Court CIRCUIT

Writ of FI FA

Date of Writ MAR 4/29

Book E-3 of Executions, pa. 2

ESSEX TITLE GUARANTY AND TRUST COMPANY

PLTFF

CLARENCE M. SHERWOOD & JENNIE E SHERWOOD

DEFTS

GRANTEE

ESSEX TITLE GUARANTY & TRUST CO

V.A.M.W.

Premises MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE ..... AND TO ..... HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT INTER OF E L VALLEY RD WITH S L OF MT HEBRON RD

TH ALG E L VALLEY RD S 36° 39' W 47.67 FT TO N L NASSAU RD SHOWN ON "MAP OF GODFREY CORPORATION MADE BY F W CRANE C E NOV 18 1911

TH ALG SD N L NASSAU RD S 53° 21' E 140 FT

TH AT L TO NASSAU RD N 36° 39' E 97.20 FT TO S L MT HEBRON RD

TH ALG LAST MENTD L N 72° 50' 20" W 148.50 FT TO B

BG LOT #1 ON MAP ABV MENTD

[OVER]

TOGETHER WITH ALL RIGHT, TITLE & INT OF ⊕ IN & TO SO MUCH OF STS AS AJD SD LOT TO CEN L THF DESIG AS ST NO 1 NASSAU RD

PLTFF VS DEFT $151.96 COST OF SUIT

B 11 WTTY

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

DEED Block No. MAP 3 BLOCK D LOT 1

Date of Deed MAY 9 1924 19 Liber pa.

Cons. $ 1 Ack'd MAY 16 1924 19 Recorded MAY 20 1924 19

Grantors

JAMES MOONEY

NO STAMPS

Grantees

JENNIE E SHERWOOD

Premises

TOWN OF MONT

B AT INTER OF ELY L OF VALLEY RD WITH SLY L OF MOUNT HEBRON RD
TH ALG SD ELY L OF VALLEY RD S 30° 39' W 47.67 FT TO NLY L OF NASSAU RD & SHOWN ON "MAP OF GODFREY CORP UPPER MONT N J MADE BY F W CRANE C E NOC 10 18 1911
TH ALG SD NLY L OF NASSAU RD S53° 21' E 140 FT
TH N L TO NASSAU RD N 36° 39' E 98.20 FT TO SLY L OF MOUNT HEBRON RD
TH ALG S LASTMENTIONED L N 72° 50' 29" W 148.50 FT TO PT OF BG LOT NO 1 ON MAP ABV MENTI NED
TOGETHER WILL ALL RIGHTS TITLE AND INTERESS OF G IN AND TO S MUCH OF STS AS BJD SD LOT OT CENTER L THEREOF
SUB TO RESTR A 56 570 SUB TO MTG OF$4200 HELD BY EVA MAY KERSTEAD AND I FOR $3500 HELD BY THOMAS E LEEMAN
RECITES------

S 63 WTV

MAP 3 BLOCK 7 LOT 1

T. 29 7-23 85M

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

DEED Block No.

Date of Deed JUNE 14/23 19 Liber pa.

Cons. $ 1 Ack'd JUNE 14/23 19 Recorded JULY 19/23 19

Grantors

JENNIE E. SHERWOOD WIDOW

NO STAMPS

Grantees

JAMES MOONEY

Premises TOWN MONT.

B INTER E L VALLEY RD WITH S L MT. HEBRON RD
TH ALG E L VALLEY RD S 36° 39 'W 47.67 FT TO N L NASSAU RD AS ON "MAP OF GODFREY CORP. MADE BY F.W. CRANE C.E. NOV. 18 1911
TH ALG SD N L NASSAU RD S 53° 21 'E 140 FT
TH AT L TO NASSAU RD N 36° 39 'E 97.20 FT TO S L MT. HEBRON RD
TH ALG LAST MENT L N 72° 50 '20 " W 148.50 FT TO B

BG LOT #1 ON MAP AFSD.
TOGETHER WITH ALL RIGHT, TITLE & INT OF @ IN & TO SO MUCH OF ST S AS ADJOIN SD LOT TO CEN L THF
SUB TO ESTRIC IN A. 56 570
SUB TO MTG HELD BY EVA MAY KIERSTEAD FOR $4200
& MTG HELD BY THOMAS E. LEEMAN FOR $3500

W 24, WTTY

3-D-1 ✓

APPLICATION NO.
EXAMINED
RECORD OF INSTRUMENT

DEED Block No.

Date of Deed JUNE 10/15, 191 Liber pa.

Cons. $ 1 Ack'd JUNE 30/15, 191 Recorded JUNE 30/15, 191

Grantors

CLARENCE M SHERWOOD, UNMARRIED

Grantees

JENNIE E SHERWOOD,

$2.00

Premises

TOWN OF MONT,
B AT INTERSEC OF E L VALLEY RD, WITH S L OF MOUNT HEBRON RD,
TH ALG E L VALLEY RD, S 36° 39' W 47 67/100 FT TO N L NASSAU RD, SHOWN ON "MAP OF THE GODFREY CORPORATION, UPPER MONTCLAIR N, J," MADE BY F, W, CRANE C,E, NOV 18, 1911
TH ALG SD N L NASSAU RD, S 53° 21' E 140 FT
TH AT L TO NASSAU RD, N 36° 39' E 97 20/100 FT TO S L MOUNT HEBRON RD,
ALG LAST MENTD L N 72° 50' 20" W 148 50/100 FT TO B,
BG LOT NO 1 ON MAP ABV MENTD
TOGETHER WITH ALL THE RIGHT, TITLE & INT OF ⓐ IN & TO SO MUCH OF THE STREETS AS ADJOIN SD LOT TO CENTRE LINES THEREOF
SUB TO RESTRS HOWEVER THAT SD PREM SHALL BE

OVER

USED FOR RESIDENTIAL PURPOSES ONLY, & THAT THERE SHALL BE ERECTED THEREON ONLY ONE SINGLE FAMILY DWLG HOUSE TO COST NOT LESS THAN $5000 WHEN ERECTED, SD RESTRS TO RUN FOR 25 YRS FR JAN 1, 1912, & FURTHER THAT ANY HOUSE ERECTED WITHIN 3 YRS FR JULY 6, 1912, MUST BE BUILT FR PLANS TO BE APPROVED BY THE GODFREY CORPORTION A SUITABLE GARAGE MAY BE BUILT AT THE NE COR OF ABV LOT,

SUB TO MTG TO EVA MAY KIERSTEAD FOR $4200 &C ANOTHER MTG TO THE GODFREY CORPORATION FOR $1000

C 36 WTY
5-12—10M—G

3. D. 1.

APPLICATION NO.
EXAMINED
RECORD OF INSTRUMENT

DEED Block No.

Date of Deed JULY 6/12 191 Liber pa.

Cons. $ 1 Ack'd JULY 6/12 191 Recorded JULY 10/12 191

Grantors

GODFREY CORPORATION
A CORP

Grantees

CLARENCE M SHERWOOD

Premises

TOWN OF MONT
B AT INTERSECT OF THE E LINE WALLEY ROAD
WITH S LINE MT HEBRON ROAD
TH ALG SD E LINE VALLEY RD S 36° 39' W
47 67/100 FT TO N LINE OF NASSAU RD AS SHOWN ON "MAP
OF PROP OF THE GODFREY CORPORATION, UPPER MONTCLAIR
N,J," MADE BY F W CRANE C E NOV 18 ,1911
ALG SD N LINE NASSAU ROAD S 53° 21' E 140 FT
AT ⌊ TO NASSAU ROAD N 36° 39' E 97 20/100
FT TO S S OF MT HEBRON RD
ALG SD LAST MENTD LINE N 72° 50' 20" W
148 50/100 FT TO B
BG LOT NO 1 ON MAP ABV MENTD
TOGETHER WITH ALL THE RIGHT,TITLE AND INT
OF & IN & TO SO MUCH OF THE STS AS ADJOINS SD LOT
TO THE CENTRE LINES THF
SUB TO THE RESTRS, THAT SD
PREM SHALL BE USED FOR RESIDENTAIL PURPOSES ONLY,
AND THAT THERE SHALL BE ERECTED THEREON ONLY
OVER

ONE SINGLE FAMILY DLWG HOUSE TO COST NOT LESS THAN $5000 WHEN ERECTED, SD RESTRS TO RMN FOR 25YRS FR JAN 1ST, 1912 AND FURTHER THAT ANY HOUSE TO BE ERECTED WITHIN 3YRS FR THE DATE HEREOF MUST BE BUILT FR PLANS TO BE APPROVED BY THE ℗ HERETO

A SUITABLE GARAGE MAY BE BUILT AT THE NE COR OF THE ABV DESCD LOT

ASSESSOR'S OFFICE
RECEIVED
JAN 8 1964

108—N. J. DEED—FULL COVENANT WARRANTY IND. TO IND. OR CORP. H L 2 ALL-STATE OFFICE SUPPLY CO. 49 EDISON PLACE, NEWARK 2, N. J.

BOOK 3986 PAGE 279

This Indenture,

Made the 9th *day of* December *, in the year One Thousand Nine Hundred and* Sixty-three

Between WILLIAM P. KENNARD and CAROLYN B. KENNARD, his wife

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J. Dec 13 11 12 AM '63 REGISTER

residing at 191 Union Street *in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey *party of the first part:*

And BRUCE E. BUCKLEY and BETTY S. BUCKLEY, his wife

of *the* City *of* Clifton *in the County of* Passaic *and State of* New Jersey *party of the second part;*

R.S. 46.40

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

- - - - - - - - -ONE DOLLAR ($1.00) - - - - - - - - - - - - - - - - - - -

lawful money of the United States of America, and other good and valuable considerations *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, ha* ve *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* Town *of* Montclair *in the County of* Essex *and State of* New Jersey

FIRST TRACT: BEGINNING at a point in the northerly side of Nassau Road distant easterly along said side one hundred and forty feet from its intersection with the easterly side of Valley Road, said point being the southeast corner of lot No. 1 on "Map of property of Godfrey Corporation, Upper Montclair, N.J." made March 20, 1912, by P. W. Crane, C.E.; thence (1) along the said northerly line of Nassau Road south fifty-three degrees twenty-one minutes east sixty feet to the westerly line of Lot No. 3 on said map; thence (2) along the said last mentioned line north thirty-six degrees thirty-nine minutes east one hundred and eighteen feet and forty-three hundredths of a foot to the southerly line of Mt. Hebron Road; thence (3) along the said last mentioned line north seventy-two degrees fifty minutes twenty seconds west sixty-three feet and sixty-four hundredths of a foot to the easterly line of lot No. 1; thence (4) along the said last mentioned line south thirty-six degrees thirty-nine minutes west ninety-seven feet and twenty hundredths of a foot to Nassau Road at the point of BEGINNING.

BEING Lot No. 2 on above mentioned map.

TOGETHER with all the right, title and interest of the party of the first part in and to so much of Nassau Road and Mt. Hebron Road as adjoins said tract to the center lines thereof.

SECOND TRACT: BEGINNING at a point in the northerly side of Nassau Road distant easterly along said side two hundred feet from its intersection with the easterly side of Valley Road, said point being the southeast corner of Lot No. 2 on said "Map of property of Godfrey Corporation, Upper Montclair, N. J." made March 20, 1912 by P. W. Crane, C.E.; thence (1) along said northerly side of Nassau Road south fifty-

3-D-2

3-D-3

1311802

MAP 3 BLOCK D LOT 2

three degrees twenty-one minutes east forty feet to the beginning of a curve; thence (2) still along the same on a curve to the left with a radius of two hundred and sixty-one feet and fifty-seven hundredths of a foot for a distance of twenty feet to the westerly side of Lot No. 4 on said map; thence (3) along said last mentioned line north twenty-nine degrees eighteen minutes twenty seconds east one hundred and thirty-three feet and fifty-eight hundredths of a foot to the southerly side of Mt. Hebron Road; thence (4) along said last mentioned line north seventy-two degrees fifty minutes twenty seconds west forty-five feet and fifty hundredths of a foot to the easterly line of Lot No. 2 on said map; thence (5) along the said last mentioned line south thirty-six degrees thirty-nine minutes west one hundred and eighteen feet and forty-three hundredths of a foot to Nassau Road at the point of BEGINNING.

BEING Lot No. 3 on the above mentioned map.

TOGETHER with all the right, title and interest of the party of the first part in and to so much of Mt. Hebron Road and Nassau Road as adjoins said tract to the center lines thereof.

BEING the same premises conveyed to William P. Kennard and Carolyn B. Kennard, his wife, by deed from Francis J. Miller, widower, dated March 10, 1950, and recorded in the Essex County Register's Office in Deed Book I.114 at pages 549-551.

MAP 3 BLOCK D LOT 2

MAP 3 BLOCK D LOT 3

#3 AON

Nassau Rd 1600
5 Nassau Rd 4900

W

ESSEX COUNTY REGISTER'S OFFICE

DEED

By FRANCIS J MILLER WIDOWER
MONTCL

To WILLIAM P KENNARD & CAROLYN B WIFE
MONTCL

Block **Lot**

Dated 3-10-50 **Ack** 3-10-50

Rec. 3-15-50 **Book** I-114 549

Returned to: Nutley Mtge & T Gty Co
Nutley

Stamps $15.40 **Cons.** $1.

Liens None

ASSESSOR'S OFFICE RECEIVED MAR 28 1950

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

FIRST TRACT: B at a pt in the N sd of Nassau Road dist E alg sd sd 140 ft from its inter with the E sd of Valley Road sd pt being the S E cor of lot #1 on Map of property of Godfrey Corp Up Montcl made March 20 1912 by F W Crane C E
TH alg sd N l of Nassau Road S 53° 21' E 60 ft to the W l of lot #3 on sd Map
TH alg sd last ment l N 36° 39' E 118.43 ft to the S l of Mt Hebron Road
TH alg the sd last ment l N 72° 50' 20" W 63.64 ft to the E l of lot #1
TH alg the sd last ment l S 36° 39' W 97.20 ft to pt of B
Being lot #2 on above ment Map
Together with all right title and interest of party of first part in and to so much of Nassau Road and Mt Hebron Road asadjoins sd tract to the center lines thereof
SECOND TRACT: B at a pt in the N sd of Nassau Road dist E alg sd sd 200 ft from its inter with the E sd of Valley Road sd pt being the S E cor of lot #2 on sd Map of Property of Godfrey Corp made Mar 20 1912 by F W Crane C E

TH alg sd N sd of Nassau Road S 53° 21' E 40 ft to the B of a curve
TH still alg the same on a curve to the left with a radius of 261.57ft for a dist of 20 ft to the W sd of lot #4 on sd Map
TH alg sd last ment 1 N 29° 18' 20" E 133.58 ft to the S sd of Mt Hebron Road
TH alg sd last ment 1 N 72° 50' 20" W 45.50 ft to the E l of lot #2 on sd Map
TH alg the sd last ment 1 S 36° 39' W 118.43 ft to Nassau Road and pt of B
Being lot #3 on above ment Map
RECITE S A Q-96 208
Margaret L Miller died ---

S 31 WTTY

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

5 Nassau

MAP 3 BLOCK II LOT 2+3
MAP ___ BLOCK ___ LOT ___

APPLICATION NO. ____

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO ____ AND ____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

T532-4-40-9M
N. J. R. T. I. CO.

DEED ____ Block ____ No. ____

Date of Deed APR 4/40 19__ Liber Q 96 pa. 208-209

Cons. $ 1° Ack'd APR 4/40 19__ Recorded APR 5/40 19__

Grantors

HUBERT E. BROWER
MADELINE C. BROWER, HIS WF
MONTCLAIR

$9. STAMPS
ACK BEFORE
JOHN FERGUSON
ATTY AT LAW OF N. J.

Grantees

FRANCIS J. MILLER
MARGARET L. MILLER, HIS WF
MONTCLAIR

Premises

MONTCLAIR

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE ____ AND TO ____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

3-D-2

1 TRACT

B AT A PT IN THE N S OF NASSAU RD DIST E ALG SD S 140 FT FR ITS INTER WITH THE E S OF VALLEY RD SD PT B THE S E COR OF LOT #1 ON "MAP OF PROP OF GODFREY CORPORATION UPPER MONTCLAIR N. J." MADE MARCH 20, 1912 BY F. W. CRANE C. E.
TH ALG THE SD N L OF NASSAU RD S 53° 21' E 60 FT TO THE W L OF # 3 ON SD MAP
TH ALG THE SD LAST MENT L N 36° 39' E 118.43 FT TO THE S L OF MT. HEBRON RD
TH ALG THE SD LAST MENT L N 72° 50' 20" W 63.54 FT TO THE E L OF LOT #1 [OVER]

TH ALG THE SD LAST MENT L S 36° 39' W 97·20 FT TO NASSAU RD AT THE PT OF B
B LOT #2 ON THE ABV MENT MAP TOGETHER WITH ALL THE RIGHT TITLE AND INT OF THE © IN AND TO
SO MUCH OF NASSAU RD AND MT· HEBRON RD AS ADJOINS SD TRACT TO THE CENTER LINES XHEREOF·

TRACT 2 3-II-3

B AT A PT IN THE N S OF NASSAU RD DIST E ALG SD S 200 FT FR ITS INTER WITH THE E S OF
VALLEY RD SD PT B THE S E COR OF LOT # 2 ON "MAP OF PROP OF GODFREY CORPORATION UPPER
MONTLCAIR N·J·" MADE MARCH 20,1912 BY F·W· CRANE C E·
TH ALG SD N S OF NASSAU RD S 53° 21' E 40 FT TO THE B OF A CURVE
TH STILL ALG THE SA ON A CURBE TO THE LEFT WITH A RADIUS OF 261·57 FT FOR A DIST OF
20 FT TO THE W S OF LOT #4 ON SD MAP
TH ALG SD LAST MENT L N 29° 18' 20" E 133·58 FT TO THE S S OF MT· HEBRON RD
TH ALG SD LAST MENT L N 72° 50' 20" W 45·50 FT TO THE E L OF LOT #2 ON SD MAP
TH ALG THE SD LAST MENT L S 36° 39' W 118.43 FT TO NASSAU RD AT THE PT OF B
B LOT # 3 ON THE ABV MENT MAP · TOGETHER WITH ALL THE RIGHT TITLE AND INT OF THE © IN AND
TO SO MUCH OF MT· HEBRON RD AND NASSAU RD AS AJOINS SD TRACT TO THE CENTER LINES THEREOF·

W 8, WTTY

3 D 2 ✓

8-15-5M

APPLICATION No.
EXAMINED
RECORD OF INSTRUMENT

DEED Block No.

Date of Deed 191 Liber pa.

Cons. $ Ack'd AUG 21/15. 191 Recorded AUG 30/15. 191 ✓

Grantors

CLARENCE M SHERWOOD,
UNMARRIED

Grantees

HUBERT E BROWER,
MADELINE C BROWER, HIS WF

Premises

TOWN OF MONT, V
B AT PT IN N S NASSAU RD, DIST E ALG SD SIDE 140 FT FR INTERSEC WITH E S VALLEY RD, SD PT BG SE COR OF LOT I ON "MAP OF PROP OF GODFREY CORPORATION, UPPER MONT, N,J," MADE MAR 20, 1912, BY F,W, CRANE C,E,

TH ALG SD N L NASSAU RD, S 53° 21' E 60 FT TO THE W L LOT NO 3,

TH ALG LAST MENTD L N 36° 39' E 118 43/100 FT TO S L MT HEBRON RD,

ALG LAST MENTD L N 72° 50' 20" W 63 64/100 FT TO E L LOT NO I,

ALG LAST MENTD L S 36° 39' W 97 20/100 FT TO NASSAU RD, AT B,

BG LOT NO 2, ON ABV MENTD MAP,

OVER

$.50

TOGETHER WITH ALL RIGHT, TITLE & INT OF ⓒ IN & TO SO MUCH OF NASSAU RD, & MT HEBRON RD AS ADJOINS SD LOT TO THE CENTRE LINES THEREOF,
SUB TO RESTRS, HOWEVER, THAT FOR PERIOD OF 25 ~~XX~~ YRS FR DATE HEREOF, SD PREM SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY, & THAT THERE SHALL BE BUILT THEREON ONLY ONE SINGLE FAMILY DWLG HOUSE TO COST NOT LESS THAN $5000 WHEN ERECTED, THE FRONT L THEREOF TO BE LOCATED AT LEAST 30 FT BACK FR THE FRONT L OF THE LOT, ANY SUCH HOUSE TO BE BUILT PRIOR TO JAN 1, 1917 TO BE BUILT FR PLANS TO BE APPROVED BY AARON W, GODFREY OR GODFREY CORPORATION,
A SUITABLE GARAGE TO BE USED IN CONNECTION WITH A PRIVATE RESIDNECE MAY BE BUILT ON SD LOT, BUT NO PART OF SD GARAGE IS TO BE LOCATED AT A DIST OF MORE THAN 20 FT FR MT HEBRON RD,
RECITES SA Z 51,190,
SUB HOWEVER, TO TWO MTGS, ONE FOR $1200 _& OTHER FOR $400

2-13—10M—G.

APPLICATION NO.
EXAMINED
RECORD OF INSTRUMENT

C 20 WTTY

3-D-2-✓

DEED Block No.

Date of Deed FEB 28/13 191 Liber pa.

Cons. $ 1 Ack'd MAY 13/13 191 Recorded MAY 14/13 191

Grantors

CLARENCE M SHERWOOD
UNMARRIED

Grantees

HUBERT E BROWER

Premises TOWN MONT

AN UNDIV 1/2 INT IN AND TO

B AT PT IN N SIDE OF NASSAU ROAD DIST E ALG SD SIDE, 140 FT FR ITS INTERSECT WITH E SIDE OF VALLEY RD, SD PT BG SE COR OF LOT NO 1 ON "MAP OF PROP OF GODFREY CORPORATION, UPPER MONTCLAIR, N.J." MADE MAR 20, 1912 BY F W CRANE C E

TH ALG SD N LINENASSAU RD, S 53° 21' E 60 FT TO W LINE OF LOT NO 3 ON SD MAP

ALG THE XSD LAST MENTD LINE N 36° 39' E 118.43/100 FT TO S LINE MT HEBRON ROAD

ALG SD LAST MENTD LINE N 72° 50' 20" W 63.64/100 FT TO E LINE OF LOT NO 1

ALG SD LAST MENTD LINE S 36° 39' W 97 20/100 FT TO NASSAU RD AT THE B

BG LOT NO 2 ON ABV MENTD MAP

TOGETHER WITH ALL THE RIGHT, TITLE AND INT OF ① IN & TO SO MUCH OF NASSAU RD AND MT HEBRON RD

OVER

AS ADJOINS SD LOT TO CENTER LINES THF

SUB TO RESTRS HOWEVER THAT FOR A PERIOD OF 25 YRS FR THE DATE HEREOF, SD PREM SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY, & THAT THERE SHALL BE BUILT THEREON ONLY ONE SINGLE FAMILY DWLG HOUSE TO COST NOT LESS THAN $5000 WHEN ERECTED, THE FRONT LINE THF TO BE LOCATED AT LEAST 30 FT BACK FR THE FRONT LINE XXXXXXXX OF THE LOT, ANY SUCH HOUSE TO BE BUILT PRIOR TO JAN 1 ,1917 TO BE BUILT FR PLANS TO BE APPROVED BY AARON W GODFREY OR GODFREY CORP. A SUITABLE GARAGE TO BE USED IN CONNECTION WITH A PRIVATE RESIDENCE MAY BE BUILT ON SD LOT, BUT NO PART OF SD GARAGE IS TO BE LOCATED AT A DIST OF MORE THAN 20 FT FR MT HEBRON RD

RECITES SA Z 51 190,193

SUB TO 2 MTGS ONE $1200 AND OTHER $400

MAP 3 BLOCK D LOT 2

Dec. 9, 1963

William P. Leonard & Wf

to

Bruce R. Buckley & Wf.

See Transfer

MAP 3 BLOCK D LOT 3

W 20 WTTY

3.D.2.

5-12—10M—G

APPLICATION NO.
EXAMINED
RECORD OF INSTRUMENT

DEED Block No.

Date of Deed OCT 22/12 191 Liber pa.

Cons. $ 1 Ack'd OCT 26/1191 Recorded OCT 30/12 191

Grantors

GODFREY CORPORATION
A CORP

Grantees

CLARENCE M SHERWOOD

Premises TOWN OF MONT

B AT PT IN N SIDE NASSAU RD DIST E ALG SD SIDE 140 FT FR ITS INTERSEC WITH E SIDE OF VALLEY RD SD PT BG SE COR OF LOT NO 1 ON "MAP OF PROP OF GODFREY CORPORATION, UPPER MONTCLAIR N. J." MADE MAR 29, 1912 BY F. W. CRANE, C. E.

TH ALG N L NASSAU RD S 53° 21' E 60 FT TO W L LOT NO 3

ALG LAST MENTD LINE N 36° 39' E 118 43/100 FT TO S L MT HEBRON RD

ALG LAST MENTD LINE N 72° 50' 20" W 63 64/100 FT TO E L LOT NO 1

ALG LAST MENTD LINE S 36° 39' W 97 20/100 FT TO NASSAU RD AT B

BG LOT NO 2 ON ABV MENTD MAP

TOGETHER WITH ALL RIGHT TITLE & INT OF IN

OVER

SO MUCH OF NASSAU RD & MT HEBRON RD AS ADJOINS SD LOT TO CENTRE LINES THF SUB RESTRS, HOWEVER, THAT FOR 25 YRS FR DATE HEREOF, SD PREM SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY & THAT THERE SHALL BE BUILT THEREON ONLY ONE SINGLE FAMILY DWLG HOUSE TO COST NOT LESS THAN $5000 WHEN ERECTED, THE FRONT L THF TO BE LOCATED AT LEAST 50 FT BACK FR THE FRONT LINE OF THE LOT ANY SUCH HOUSE TO BE BUILT PRIOR TO JAN 1, 1917 TO BE BUILT FR PLANS TO BE APPROVED BY AARON W GODFREY OR GODFREY CORPORATION A SUITABLE GARAGE TO BE USED IN CONNECTION WITH A PRIVATE RESIDENCE MAY BE BUILT ON SD LOT BUT NO PART OF SD GARAGE IS TO BE LOCATED AT A DIST OF MORE THAN 20 FT FR MT HEBRON RD.

11-12—10M—G

APPLICATION No.
EXAMINED
RECORD OF INSTRUMENT

C 34 WTTY

3. D. 31 ✓

DEED Block No.

Date of Deed DEC 2/12 191 Liber pa.

Cons. $ 1 Ack'd DEC 11/12 191 Recorded DEC 17/12 191

Grantors

GODFREY CORPORATION
A CORP

Grantees

HUBERT E BROWER

Premises TOWN OF MONT

B AT PT IN N S OF NASSAU ROAD DIST E ALG SD SIDE 200 FT FR ITS INTERSECT WITH E S OF VALLEY ROAD, SD PT BG THE SE COR OF LOT NO 2 ON "MAP OF PROP OF GODFREY CORPORATION, UPPER MONTCLAIR N.J." MADE MAR 20, 1912 BY F W CRANE C E

TH ALG SD N S OF NASSAU ROAD S 53° 21' E 40 FT TO THE B OF A CURVE

STILL ALG SA ON CURVE TO LEFT WITH RAD OF 261 57/100 FT FOR A DIST OF 20 FT TO W S OF LOT NO 4 ON SD MAP

ALG SD LAST MENTD LINE N 29° 18' 20" E 133 58/100 FT TO S S OF MT HEBRON ROAD

ALG SD LAST MENTD LINE N 72° 50' 20" W 45 50/100 FT TO E LINE OF LOT NO 2 ON SD MAP

ALG SD LAST MENTD LINE S 36° 39' W 118 43/100 FT TO NASSAU ROAD AT THE B

OVER

BG LOT NO 3 ON THE ABV MENTD MAP

TOGETHER WITH ALL THE RIGHT, TITLE & INT OF THE GRANTOR IN & TO SO MUCH OF MT HEBRON ROAD AND NASSAU ROAD AS ADJOINS SD PREM TO THE CENTRE LINES THEREOF

SUB TO RESTRS TO RUN UNTIL JAN 1, 1937, THAT SD PREM SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY, & THAT THERE SHALL BE BUILT THEREON ONLY ONE SINGLE FAMILY DLWG HOUSE TO COST NOTLESS THAN $5000 WHEN ERECTED, THE MAIN FRONT LINE THEREOF TO BE LOCATED AT LEAST 35 FT BACK FR THE FRONT LINE OF THE LOT, SUITABLE & NECESSARY OUTBLDGS TO BE USED IN CONNECTION WITH A PRIVATE RESIDENCE MAY BE BUILT AT ANY PT IN SD LOT DIST AT LEAST 90 FT FR NASSAU ROAD, ANY DLWG TO BE BUILT ON SD LOT PRIOR TO JAN 1ST, 1917 MUST BE BUILT FR PLANS TO BE APPROVED BY AARON W GODFREY OR A DULY AUTHORIZED REPRESENTATIVE OF THE GODFREY CORPORATION

MAP 3 BLOCK D LOT 3

Miller

to

Kennard

3/10/50

See Trans

MAP 3 BLOCK D LOT 2

MAP 3 BLOCK D LOT 3

Apr. 5, 1940

See Trans.

MAP 3 BLOCK D LOT 2

Weiss 2015 Mill Ave Maplewood

ASSESSOR'S OFFICE
1976

103—DEED - BARGAIN AND SALE (COVENANT AGAINST GRANTOR) INDIV. TO INDIV. OR CORP. A 7 2 2 COPYRIGHT© 1965 BY ALL-STATE OFFICE SUPPLY CO. 49 EDISON PLACE, NEWARK, N. J. 07102

This Deed, *made the* 23rd *day of* November 1970 .

Between PETER HILLER and BRITTA HILLER, his wife

residing at 7 Nassau Road
in the Town *of* Montclair *in the County of*
Essex *and State of* New Jersey *herein designated as the Grantors,*

And ANDRE POUEYMIROU and MARY POUEYMIROU, his wife

about to reside at 7 Nassau Road
~~*residing or located at*~~
in the Town *of* Montclair *in the County of*
Essex *and State of* New Jersey *herein designated as the Grantees;*

Witnesseth, *that the Grantors, for and in consideration of* the sum of

THIRTY-FOUR THOUSAND FIVE HUNDRED ---------- ($34,500.00) DOLLARS

lawful money of the United States of America, to the Grantors 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 Grantors being therewith fully satisfied, do 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*
Town *of* Montclair *in the*
County of Essex *and State of New Jersey, more particularly described as follows:*

BEGINNING at a point in the Northerly line of Nassau Road distant Easterly along the same 260 feet from its intersection with the Easterly side of Valley Road; and running thence (1) along said Northerly side of Nassau Road Easterly on a curve to the left with a radius of 261.57 feet for a distance of 60 feet to the Westerly line of Lot #5 on Map of property of Godfrey Corporation, Upper Montclair, New Jersey, made March 20, 1912 by F. W. Crane, C. E.; thence (2) along said Westerly line of Lot #5 North 23 degrees 3 minutes 40 seconds East 140.59 feet to the Southerly line of Mount Hebron Road; thence (3) along said last mentioned line North 72 degrees 50 minutes 20 seconds West 45.50 feet to the Easterly line of Lot #3 on the above mentioned map; and thence (4) along said last mentioned line South 29 degrees 18 minutes 20 seconds West 133.58 feet to Nassau Road at the place of BEGINNING. BEING Lot #4 on the above mentioned map and commonly known as #7 Nassau Road.

SURVEY made by Miller & McGiffert dated September 9, 1943.

BEING the same premises conveyed to the grantors herein by deed of Simon G. Melin, Widower, dated April 25, 1969 and recorded April 29, 1969 in the Office of the Register of Essex County in Deed Book 4307 at Page 213.

INCLUDED in this conveyance are swimming pool, swimming pool filter system, cover and fence, dehumidifier, stair carpeting and three fans in attic.

COUNTY OF ESSEX
CONSIDERATION
$34,500.00
REAL ESTATE TRANSFER FEE

REGISTER'S OFFICE
RECEIVED FOR RECORD
DEC 11 1970 AM 9 10
WILLIAM P. MURPHY
REGISTER

27613

2801172

2 Mountain Rd.

MAP 33 BLOCK 2 LOT 4.01

BOOK 4360 PAGE 387



Garden State Title 500 Bl fd One

RECEIVED MAY 14 1969

N. J. DEED—BARGAIN AND SALE (COV. AGAINST GRANTOR) FORM NO. 153 INDIV. TO INDIV. OR CORP.

THE CHISHOLM PRINTING COMPANY, 225 VARICK ST., N. Y. 6375

This Indenture,

25153

Made the 25th *day of* April *, in the year of our Lord One Thousand Nine Hundred and* Sixty-Nine

Between SIMON G. MELIN, Widower, residing at 7 Nassau Road, in

Carla C. Ward
DEPUTY REGISTER

RECEIVED AND RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J.
APR 23 10 35 AM '69

of the Town *of* Montclair *in the County of* Essex *and State of* New Jersey *party of the first part:*

And PETER HILLER and BRITTA HILLER, his wife about to reside at 7 Nassau Road, in the Town of Montclair, County of Essex and State of New Jersey,

party of the second part;

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

THIRTY THOUSAND ---------- ($30,000.00) DOLLARS

lawful money of the United States of America, *to* him *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 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* Town *of* Montclair *in the County of* Essex *and State of* New Jersey

COUNTY OF ESSEX
CONSIDERATION 30,000.00
REALTY TRANSFER FEE 30.00
DATE ..... BY .....

BEGINNING at a point in the Northerly line of Nassau Road distant Easterly along the same 260 feet from its intersection with the Easterly side of Valley Road; and running thence (1) along said Northerly side of Nassau Road Easterly on a curve to the left with a radius of 261.57 feet for a distance of 60 feet to the Westerly line of Lot #5 on Map of property of Godfrey Corporation, Upper Montclair, New Jersey made March 20, 1912 by F. W. Crane, C.E.; thence (2) along said Westerly line of Lot #5 North 23 degrees 3 minutes 40 seconds East 140.59 feet to the Southerly line of Mount Hebron Road; thence (3) along said last mentioned line North 72 degrees 50 minutes 20 seconds West 45.50 feet to the Easterly line of Lot #3 on the above mentioned map; and thence (4) along said last mentioned line South 29 degrees 18 minutes 20 seconds West 133.58 feet to Nassau Road at the place of BEGINNING.

BEING Lot #4 on the above mentioned map.

BEING commonly known as #7 Nassau Road.

SURVEY made by Miller & McGiffert dated September 9, 1943.

Being the same premises conveyed by Selda R. Melin and Simon G. Melin, her husband, to Simon G. Melin and Selda R. Melin, his wife, by deed dated May 6, 1954 and recorded in the Essex County Register's Office on May 7, 1954, in deed book 3223 page 229. The said Selda R. Melin died on December 10, 1968.

2335541

7 Nassau Road.

MAP 3 BLOCK D LOT 4



#35 L.G.

ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK D LOT 4

77 Nassau Rd
6400

B & S **DEED**

By SELDA R. MELIN AND SIMON G. HER HUSBAND OF MONTCLAIR N J

To SIMON G. MELIN AND SELDA R. HIS WIFE NO ADDRESS

Block ____ Lot ____

Dated 5-6-54 Ack 5-6-54

Rec. 5-7-54 Book 3223 229

Returned to: Boyd, Dodd, Keer & Booth
31 Park St
Montclair N.J.

Stamps --- Cons. $1.

Liens ---

ASSESSOR'S OFFICE RECEIVED MAY 17 1954

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B at a pt in the N li of Nassau Road dist E alg the sa 260 ft fr its inter with the E si of Valley Road;

Th (1) alg sd N si of Nassau Road E on a curve to the left with a radius of 261.57 ft for a dist of 60 ft to the W li of lot #5 on "Map of prop of Godfrey Corp Upper Mtclr N.J., made March 20, 1912 by F. W. Crane, C.E.";

Th (2) alg sd W li of lot #5 N 23 deg 3 min 40 sec E 140.59 ft to the S li of Mt Hebron Road;

Th (3) alg sd last men li N 72 deg 50 min 20 sec W 45.50 ft to E li of Lot #3 on the above mentioned map;

Th (4) alg sd last men li S 29 deg 18 min 20 sec W 133.58 ft to Nassau Rd at the pl of B.

RECITES: SA: 3179 pg 354

It is the intention of the parties hereto to create a tenancy by the entirety.

#15 A. R.

ESSEX COUNTY REGISTER'S OFFICE

7 Nassau Rd
6200

MAP 3 BLOCK D LOT 4

W **DEED**

By EDGAR H. FELIX &
LILLIAN D. HIS WIFE
MONTCLAIR

To

SELDA R. MELIN
MONTCLAIR

Block ____ Lot ____

Dated 10/17/53 Ack 10/17/53

Rec. 11/5/53 Book 3179 354

Returned to: Boyd, Dodd, Keer & Booth
31 Park St.
Montclair

Stamps $20.35 Cons. $1.00

Liens -

ASSESSOR'S OFFICE RECEIVED NOV 28 1953

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B at a pt in the N line of Nassau Rd dist E alg the same 260 ft fr its int with the E s of Valley Rd.,

TH (1) alg sd N s of Nassau Rd E on a curve to the left with a radius of 261.57 ft for a dist of 60 ft to the W line of Lot #5 on "Map of property of Godfrey Corp., Upper Mtclr made Mar. 20, 1912 by F. W. Crane, C. E.".,

TH (2) alg sd W line of Lot #5 N 23° 3 min 40 sec E 140.59 ft to the S line of Mt Hebron Rd.,

TH (3) alg sd l/m line N 72° 50 min 20 sec W 45.50 ft to the E line of lot #3 on the above ment map

TH (4) alg sd l/m line S 29° 18 min 20 sec W 133.58 ft to Nassau Rd at the pl of B.

RECITE: SA 2982 450

✓

#10 SZ

MAP 3 BLOCK D LOT 4

ESSEX COUNTY REGISTER'S OFFICE

7 Nassau Rd
6200

WTY **DEED**

By

T.EVANS WEBB & ELIZABETH M., HIS WF.

MONTCLAIR, N.J.

To EDGAR H. FELIX & LILLIAN, HIS WF.

NO ADDRESS

Block **Lot**

Dated 10/4/51 **Ack** 10/4/51

Rec. 10/6/51 **Book** 2982 **PG.** 450

Returned to:

GARDEN STATE TITLE INS. CO.
295 BLOOMFIELD AVE.
MONTCLAIR, N.J.

Stamps $18.70 **Cons.** $17,000.

Liens --

ASSESSOR'S OFFICE RECEIVED OCT 18 1951 Per

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B at point in Nly line of Nassau Rd distant Ely along same 260 ft from its intersec with Ely side of Valley Rd;

TH along said Nly side of Nassau Rd Ely on curve to left with radius of 261.57 ft for distance of 60 ft to Wlyline of lot 5 on "Map of property of Godfrey Corp., Upper Montclair, N.J. made 3/20/12 by F.W. Crane, C.E."

TH along said Wly line of lot 5 N 23° 3 min 40 seconds E 140.59 ft to Sly line of Mount Hebron Rd;

TH along said last mention line N 72° 50 min 20 seconds W 45.50 ft to Ely line of lot 3 on abovemention map;

TH along said last mention line S 29° 18 min 20 seconds W 133.58 ft to Nassau Rd at place of B.

Surv made by Miller & McGiffert, Eng., dat Sept. 9, 1943.

RECITES SA: premis convey to parties of 1st part hereto by Emily J. Gottfried, widow, by Deed bear date 10/26/50 rec in Essex Co. Reg. Off. 11/1/50. Known as 7 Nassau Rd. Montclair, N.J.

#71 LG

ESSEX COUNTY REGISTER'S OFFICE

7 Nassau Rd
5500

MAP 3 BLOCK II LOT 4

W **DEED**

By
EMILY J. GOTTFRIED, WIDOW

MTCLR

To
T. EVANS WEBB, ELIZABETH M. WF

NO ADD

Block ____ Lot ____

Dated 10-26-50 Ack 10-26-50

Rec. 11-1-50 Book 2889-126

Returned to: Essex Title Gty & Trust Co
Montclair N J

Stamps $16.50 Cons. $1.

Liens -

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B at a pt in N li of Nassau Road dis E alg the sa 260 ft fr its inter with the E si of Valley Road;
Th alg sd N si of Nassau Road E on a curve to the left with a radius of 261.57 ft for a dis of 60 ft to W li of lot #5 on "Map of prop of Godfrey Corp. Mar. 20,1912; by F. W. Crane, C. E.;
Th alg sd W li of Lot 5 N 23 deg 03 min 40 sec E 140.59 ft to S li of Mount Hebron Road;
Th alg sd last men li N 72 deg 50 min 20 sec W 45.50 ft to E li of Lot #3 on above men map;
Th alg sd last men li S 29 deg 18 min 20 sec W 133.58 ft to Nassau Rd at pl of B.
Bg lot #4 on above men map.
RECITES: SA: M.102-176
Philip N. Gottfried, dec. July 12, 1944.

ASSESSOR'S OFFICE REGISTERED NOV 6 1950 Par

LS 25

ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK D LOT 4

7 Nassau

WTTY **DEED**

By
ARTHUR S MADDREN
ELSIE J, HIS WF
MONT

To
PHILIP N. GOTTFRIED
EMILY J. HIS WF
MONT

Block ____ Lot ____

Dated 9/16/43 Ack. 9/16/43

Rec. 9/17/43 Book M 102 176

Returned to: WATCHUNG TITLE & MTG GTY CO
MONT

Stamps $8.80 Cons. $1

Liens NONE

ALL INTEREST IN MONT LANDS DESCRIBED AS FOLLOWS:

B at pt in n l of Nassau Rd dist e alg sa 260 ft fr its inter wi e s of Valley Rd
TH alg sd n s of Nassau Rd e on curve to left wi rad of 261.57 ft for a dist 60 ft to w l of lot #5 on Map of prop of Godrey Corporation Upper Mont, NJ, made Mar 20 /12, BT F.W.Crane C.E.
TH alg sd w l of lot #5 n 23°3'40"e 140.59 ft to s l of Mt, Hebron Rd
TH alg sd last mentd l n 72°50'20"w 45.50 ft to e l of lot #3 on abv mentd map
TH alg sd last mentd l s 29°18'20"w 133.58 ft to Nassau Rd at B

BG LOT #4 ON ABV MENTD MAP
RECITES SA B 95 590

S 16 B & S

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

7 Nassau

MAP 3 BLOCK II LOT 4

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO _____ AND _____ HEIRS.

SUCCRS., EXRS., ADMRS., AND ASSIGNS FOREVER

DEED _____ Block _____ No. _____

Date of Deed MAY 29/39 19____ Liber B 95 pa. 590 - 591

Cons. $ 1. Ack'd MAY 31/39 19____ Recorded JUNE 1/39 19____

Grantors

JAMES D. CHRISTIE, UNMARRIED
E.O.

NO STAMPS THIS DEED USED AS A
CONDUIT OF TITLE
ACK BEFORE
JOHN A. BENNETT
M CC OF N.J.

Grantees

ARTHUR S. MADDREN AND
ELSIE J. MADDREN, HIS WF

Premises MONTCLAIR

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE _____ AND TO _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT A PT IN THE N L OF NASSAU RD DIST
E ALG THE SA 260 FT FR ITS INTER WITH THE
E S OF VALLEY RD
TH ALG SD N S OF NASSAU RD E ON A CURVE
TO THE LEFT WITH A RADIUS OF 261.57 FT FOR
A DIST OF 60 FT TO THE W L OF LOT #5 ON "MAP
OF PROP OF GODFREY CORP UPPER MONTCLAIR
N.J." MADE MARCH 20, 1912 BY F.W. CRANE C.E.
TH ALG SD W L OF LOT #5 N 23° 3' 40" E XXXX
140.59 FT TO THE S L OF MOUNT HEBRON RD
TH ALG SD LAST MENT L N 72° 50' 20" W 45.50
FT TO THE E L OF LOT #3 ON THE ABV MENT MAP
OVER

T532-1-39-12M SSP
N. J. R. T. I. CO.

TH ALG SD LAST MENT L S 29° 18' 20" W 133.58 FT TO NASSAU RD AT THE PT OF B
B LOT # 4 ON THE ABV MENT MAP
TOGETHER WITH ALL THE RIGHT, TITLE AND INT OF THE ® IN AND TO SO MUCH OF NASSAU RD AS LIES IN FRONT OF SD PREMI TO THE CENTER L THEREOF.
RECITES B SA PREMI CONVD TO JAMES D. CHRISTIE BY DEED FR ARTHUR S. MADDREN AND ELSIE J. MADDREN AND ELSIE J. MADDREN, HIS WF B ~~XX~~ EDT HEREWITH AND INTENDED TO BE REC SIMUL THEREWITH
SUB TO RESTRS OF REC IF ANY.

S 15 B & S

APPLICATION NO. _____

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO _____ AND _____ HEIRS.

SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

T532-1-39-12M SSP
N. J. R. T. I. CO.

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

MAP 3 BLOCK D LOT 4

DEED _____ Block _____ No. _____

Date of Deed MAY 29/39 19____ Liber B 95 pa. 589 - 590

Cons. $ 1. Ack'd MAY 29/39 19____ Recorded JUNE 1/39 19____

Grantors

ARTHUR S. MADDREN
ELSIE J. MADDREN, HIS WF
MONTCLAIR

$.50 STAMPS
ACK BEFORE
JOHN A. BENNETT
M CC OF N.J.

Grantees

JAMES B. CHRISTIE

Premises MONTCLAIR

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE _____ AND TO _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT A PT IN THE N L OF NASSAU RD DIST E ALG THE SA 260 FT FR ITS INTER WITH THE E S OF VALLEY RD
TH ALG SD N S OF NASSAU RD E ON A CURVE TO THE LEFT WITH A RADIUS OF 261.57 FT FOR A DIST OF 60 FT TO THE W L OF LOT #5 ON "MAP OF PROP OF GODFREY CORP UPPER MONTCLAIR N. J. MADE MARCH 20,1912 BY F.W. CRANE C.E.
TH ALG SD W L OF LOT # 5 N 23° 3' 40" E 140.59 FT TO THE S L OF MOUNT HEBRON RD
TH ALG SD LAST MENT L N 72° 50' 20" W 45.50 FT TO THE E L OF LOT #3 ON THE ABV MENT MAP [OVER]

TH ALG SD LAST MENT L S 29° 18' 20" W 133.58 FT TO NASSAU RD AT THE PT OF B
B LOT # 4 ON THE ABV MENT MAP
TOGETHER WITH ALL THE RIGHT, TITLE AND INT OF THE ① IN AND TO SO MUCH OF NASSAU RD AS
LIES IN FRONT OF SD PREMI TO THE CENTER L THEREOF.
RECITES B SA Q 59 P 85-87
SUB TO RESTRS OF REC IF ANY.

25 E WTTY

APPLICATION No.

EXAMINED

RECORD OF INSTRUMENT

DEED Block No. MAP 3 BLOCK 11 LOT 4

Date of Deed SEPT 26/17 191 Liber pa.

Cons. $ 1 Ack'd SEPT 26/17 191 Recorded OCT 3/17 191

Grantors

GODFREY CORPORATION,
A CORP OF N.J.

Grantees

ARTHUR S. MADDREN

Premises TOWN OF MONTCLAIR

B AT PT IN N L OF NASSAU RD, DIST E ALG SA 260 FT FR ITS INTERSECT WITH E S OF VALLEY RD TH ALG SD N S OF NASSAU RD, E ON CURVE TO LEFT WITH RADIUS OF 261 57/100 FT FOR DIST OF 60 FT TO N L OF LOT NO 5 ON MAP OF PROP OF GODFREY CORP, UPPER MONTCLAIR, N.J, MADE MAR 20/12 BY F.W. CRANE, C. E.
TH ALG SD N L OF LOT NO 5 N 23°3' 40" E 140 59/100 FT TO S L OF MOUNT HEBRON RD
TH ALG SD LAST MENT DL N 72°50' 20" W 45 50/100 FT TO E L OF LOT 3 ON ABV MENTD MAP
TH ALG SD LAST MENTD L S 29°18' 20" W 133 58/100 FT TO NASSAUR RD & B
BEING LOT NO 4 ON ABV MENTD MAP

OVER

B

TOGETHER WITH ALL RIGHT, TITLE & INT OF ⊙ IN & TO SO MUCH OF NASSAU RD AS LIEB IN FRONT OF SD PREM TO CENTRE L THEREOF,

SUB TO RESTRICTIONS, HOWEVER, THAT SD PREM SHALLBE USEB FOR RESIDENTIAL PURPOSES ONLY, THAT THERE SHALL BE BUILT THEREON ONLY I SINGLE FAMILY DWELLING HOUSE TO COST NOT LESS THAN $5000 WHEN ERECTED, TO BE LOCATED AT LEAST 35 FT BACK FR NASSAU RD, SUITABLE & NECESSARY OUTBUILDINGS TO BE USED IN CONNECTION WITH A PRIVATE RESIDENCE MAY BE BUILT ON SD LOT AT ANY POINT NOT NEARER THAN 100 FT FR NASSAU RD, THE ABV RESTRICTIONS TO RUN FOR A PERIOD OF 25 YRS FR JAN 1/12 ANY RESIDENCE TO BE BUILT PRIOR & TO JAN 1/17 MUST BE BUILT FR PLANS TO BE APPROVED BY AARON W. GODFREY OR THE THEN MANAGER OF GODFREY CORP

Stahling 744 Broad

BOOK 4318 PAGE 1122

103—DEED - BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. JPT

COPYRIGHT© 1965 BY ALL-STATE OFFICE SUPPLY CO. 49 EDISON PLACE, NEWARK, N. J. 07102

30098

This Indenture,

Made the 18th day of August 1969.

Between

ROGER ALLING, JR. and JANET I. ALLING, his wife

residing at 45 Grammercy Park North in the Borough of Manhattan in the County of New York and State of New York herein designated as the Grantors,

And

DANIEL CASPI and BARBARA CASPI, his wife, about to

residing or located at 9 Nassau Road in the Town of Montclair in the County of Essex and State of New Jersey herein designated as the Grantees;

COUNTY OF ESSEX
CONSIDERATION $ 32,000.00
REALTY TRANSFER FEE
DATE

RECEIVED & RECORDED
REGISTER'S OFFICE
ESSEX COUNTY, N.J.
Aug 19 10 44 AM '69
DEPUTY REGISTER

Witnesseth, that the Grantors, for and in consideration of THIRTY-TWO THOUSAND and 00/100s Dollars ($32,000.00)

Amount of Doc. Rev. Stamps $

lawful money of the United States of America, to the Grantors 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 Grantors being therewith fully satisfied, do 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 Town of Montclair in the County of Essex and State of New Jersey, more particularly described as follows:

BEGINNING at a point in the northerly side line of Nassau Road distant easterly along said side 320 feet from its intersection with the easterly side of Valley Road; thence (1) along said northerly side of Nassau Road easterly on a curve to the left with a radius of 261.57 feet for a distance of 8.97 feet; thence (2) still along the same South 72 degrees 50 minutes 20 seconds East 51.03 feet; thence (3) along said last mentioned line North 17 degrees 09 minutes 40 seconds East 140 feet to the southerly line of Mount Hebron Road; thence (4) along said last mentioned line North 72 degrees 50 minutes 20 seconds West 45.50 feet; and thence (5) along said last mentioned line South 23 degrees 03 minutes 40 seconds West 140.59 feet to Nassau Road at the point or place of BEGINNING.

BEING the same premises conveyed to the Sellers herein from Nancy W. Underhill and Robert N. Underhill, her husband, by a certain deed dated March 30, 1965 and recorded on April 5, 1965 in the Essex County Register's Office in Deed Book 4083 at page 391.

Subject to such facts as an accurate survey may disclose and to restrictions of record, if any.

25/4503

9 Nassau Rd.

MAP 3 BLOCK D LOT 5

Young 714 Main Boonton

ASSESSOR'S OFFICE
RECEIVED
APR 22 1965
Per

ASSESSOR'S OFFICE
RECEIVED
APR 23 1965
Per

103—N. J. DEED—BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. J N Y ALL-STATE OFFICE SUPPLY CO. 49 EDISON PLACE, NEWARK 2, N. J.

BOOK 4083 PAGE 391

This Indenture,

Made the 30th *day of* March *, in the year of our Lord One Thousand Nine Hundred and* Sixty-Five

Between

NANCY W. UNDERHILL and ROBERT N. UNDERHILL, her husband,

residing at #9 Nassau Road *in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey *party of the first part;*

And

ROGER ALLING, Jr. and JANET I. ALLING, his wife,

residing at #19 Station Road

in the Borough *of* Lincoln Park *in the County of* Morris *and State of* New Jersey *party of the second part:*

RECEIVED & RECORDED
REGISTER'S OFFICE
ESSEX COUNTY, N.J.
APR 5 9 13 AM
Mission of Wheeler
REGISTER

R.S. 28.05

Witnesseth, *that the said party of the first part, for and in consideration of* the sum of ONE 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* Town *of* Montclair *in the County of* Essex *and State of* New Jersey, bounded and described as follows:

BEGINNING at a point in the northerly side of Nassau Road distant easterly along said side 320 feet from its intersection with the easterly side of Valley Road; thence (1) along said northerly side of Nassau Road Easterly on a curve to the left with a radius of 261.57 feet for a distance of 8.97 feet; thence (2) still along the same South 72 degrees 50 minutes 20 seconds East 51.03 feet; thence (3) along said last mentioned line North 17 degrees 09 minutes 40 seconds East 140 feet to the southerly line of Mount Hebron Road; thence (4) along said last mentioned line North 72 degrees 50 minutes 20 seconds West 45.50 feet; thence (5) along said last mentioned line South 23 degrees 03 minutes 40 seconds West 140.59 feet to Nassau Road at the point of BEGINNING.

SAID description being in accordance with a survey made by Daniel Carluccio, Surveyor, dated March 13, 1965.

1665 x 57
9 Nassau Rd

MAP 3 BLOCK D LOT 5

SAID premises being also known as #9 Nassau Road, Montclair, New Jersey.

BEING the same premises conveyed to Nancy W. Underhill, married, by deed from Franklin Mills and Lillian C. Mills, his wife, dated October 15, 1962 and recorded in the Essex County Register's Office on October 17, 1962 in Book 3898 at page 342.

FERGUSON 484 BLFD AVE MTC

ASSESSOR'S OFFICE
RECEIVED
NOV 29 1962

Per

103—N. J. DEED—BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. A L Z D ALL-STATE OFFICE SUPPLY CO. 49 EDISON PLACE, NEWARK 2, N. J.

BOOK 3898 PAGE 342

This Indenture,

Made the 15th *day of* October *, in the year of our Lord*
One Thousand Nine Hundred and Sixty-two

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J. OCT 17 3 16 PM '62 BOOK 3898 PAGE 342 REGISTER

Between FRANKLIN L. MILLS and LILLIAN C. MILLS, his wife

residing at 9 Nassau Road *in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey *party of the first part;*

And [redacted] and NANCY W. UNDERHILL, married

of the Town *of* Cheshire *in the County of* New Haven *and State of* Connecticut *party of the second part:*

Witnesseth, that the said party of the first part, for and in consideration of
- - - - - - - - - - - -ONE DOLLAR ($1.00) - - - - - - - - - - - - - -
lawful money of the United States of America, and other good and valuable considerations *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, ha* ve *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* her heirs *and assigns, forever,*

All that
tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the Town *of* Montclair *in the County of* Essex *and State of* New Jersey

BEGINNING at a point in the northerly side of Nassau Road distant easterly along said side 320 feet from its intersection with the easterly side of Valley Road, said point being the southeast corner of Lot No. 4 on "Map of Property of Godfrey Corporation, Upper Montclair, New Jersey" made March 20, 1912 by F. W. Crane, C. E.; thence along said northerly side of Nassau Road easterly on a curve to the left with a radius of 261.57 feet for a distance of 8.97 feet; thence still along the same South 72 degrees 50 minutes 20 seconds East 51.03 feet to the westerly line of Lot No. 6 on the above mentioned map; thence along said last mentioned line North 17 degrees 09 minutes 40 seconds East 140 feet to the southerly line of Mount Hebron Road; thence along said last mentioned line North 72 degrees 50 minutes 20 seconds West 45.50 feet to the easterly line of Lot No. 4 on the above mentioned map; thence along said last mentioned line South 23 degrees 03 minutes 40 seconds West 140.59 feet to Nassau Road at the point of BEGINNING.

BEING Lot No. 5 on the above mentioned map.

Together with all the right, title and interest of the sellers in and to so much of Nassau Road as lies in front of said premises to the center line thereof.

BEING the same premises conveyed to Franklin L. Mills and Lillian C. Mills, his wife, by deed made by Thomas Scott and Blanche M. Scott, his wife, dated May 1, 1951 and recorded May 4, 1951 in Essex County Deed Book 2939 at page 402.

11 LCM FDG RWU KTW LCM FDG R.S. 25.30

11225 43 9 Nassau Rd

MAP 3 BLOCK D LOT 5

#24 L.G.

ESSEX COUNTY REGISTER'S OFFICE

9 Nassau Rd 6000

MAP 3 BLOCK D LOT 5

B & S **DEED**

By THOMAS SCOTT AND
BLANCHE M. SCOTT, HIS WIFE
MONTCLAIR

To FRANKLIN L. MILLS AND
LILLIAN C. HIS WIFE
BLMFD

Block ..... **Lot** .....

Dated 5-1-51 **Ack** 5-1-51

Rec. 5-4-51 **Book** 2939-402

Returned to: Boyd, Dodd, Keer & Booth,
31 Park St
Montclair, N.J.

Stamps $18.15 **Cons.** $1.

Liens -

ASSESSOR'S OFFICE RECEIVED MAY 14 1951 Per .....

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B at a pt in N si of Nassau Rd dis E alg sd si 320 ft fr its inter with the E si of Valley Rd, sd pt being the SE cor of Lot 4 on "Map of Prop of Godfrey Corp, Upper Mtclr, N.J." March 20, 1912 by F. W. Crane, C.E.;

Th alg sd N si of Nassau Rd E on a curve to the left with a radius of 261.57 ft for a dis of 8.97 ft.;

Th alg the sa S 72 deg 50 min 20 sec E 51.03 ft to W li of Lot No. 6 on above mentioned map;

Th alg sd last men li N 17 deg 09 min 40 sec E 140 ft to S li of Mount Hebron Rd.

Th alg sd last men li N 72 deg 50 min 20 sec W 45.50 ft to E li of Lot 4 on above men map;

Th alg sd last men li S 23 deg 03 min 40 sec W 140.59 ft to Nassauc Rd at pt of B Bg lot 5 on the above mentioned map.

RECITES: SA: B 73-515

R 15 B & S

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGE IN REG.

9 Nassau

MAP 3 BLOCK 1 LOT 5

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO _____ AND _____ HEIRS.

SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

DEED _____ Block _____ No. _____

Date of Deed NOV 19/42 19 Liber X B101 pa. 02-04

Cons. $ 1 Ack'd NOV 19/42 19 Recorded NOV 24/42 19

Grantors

BLANCHE M SCOTT AND THOMAS SCOTT, HER HUS, MONT

NO STAMPS

W LUDLOW JAMES, MCC NJ

Grantees

THOMAS SCOTT AND BLANCHE M SCOTT, HS WF, MONT

Premises MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE _____ AND TO _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B PT N SI NASSAU RD DIST E ALG SD SI 320FT FR ITS INTER WI E SI VALLEY RD SD PT BG SE COR OF LOT 4 ON MAP OF PROP OF GODFREY CORP, UPPER MONT, MAR 20/12 BY F W CRANE
TH ALG SD N SI NASSAU RD E ON A CURVE TO LEFT WI RAD OF 261.57FT FOR A DIST OF 8.97FT
TH STL ALG SA S 72°50'20"E 51.03FT TO W LI OF LOT 6 ON MAP
TH ALG SD LAST LI N 17°9'40"E 140FT TO S LI MT HEBRON RD
TH ALG SD LAST LI N 72°50'20"W 45.50FT TO E SI LOT 4
TH ALG SD LAST LI S 23°3'40"W 140.59FT TO NASSAU RD AT B. BG LOT 5 ON MAP. [OVER]

T532—8-42—32M
N. J. R. T. I. CO.

TOGETHER WI ALL RIGHT TITLE AND INT OF © IN AND TO SO MUCH OF NASSAU RD AS LIES IN FRONT OF SD PREMS TO CEN LI THEREOF.

W 69 WTTY

11-23-5M

3-B-5

MAP 3 BLOCK D LOT 5

Essex Title Guaranty and Trust Company

DEED Block No.

Date of Deed SEPT 25/25 192 Liber pa.

Cons. $ 1 Ack'd SEPT 25/25 Recorded OCT 6/25 192

Grantors

MABEL EUNICE EGAN, SINGLE

$3 STAMPS

Grantees

BLANCHE M SCOTT

Premises TOWN MONT

B N S NASSAU RD DIST E ALG SD S 320 FT FR ITS INTER WITH E S VALLEY RD SD PT BG SE COR OF LOT 4 ON "MAP OF PROP OF GODFREY CORP, UPPER MONT, N J" MADE MAR 20/12 BY F W CRANE, C E

TH ALG N S NASSAU RD E ON CURVE TO LEFT WITH RAD OF 261.57 FT A DIST OF 8.97 FT

TH ALG SA S 72° 50' 20" E 51.03 FT TO W L LOT 6 SD MAP

TH ALG LAST MENTD L N 17° 9' 40" E 140 FT TO S L OF MT HEBRON RD

TH ALG LAST MENTD L N 72° 50' 20" W 45.50 FT TO E L OF LOT 4 ON ABV MAP

TH ALG LAST MENTD L S 23° 3' 40" W 140.59 FT TO NASSAU RD AT B

BG LOT 5 ON ABV MENTD MAP

TOGETHER WITH ALL RIGHT TITLE & INT OF GO IN & TO SO MUCH OF NASSAU RD AS LIES IN FRONT OF PREM TO CEN L THF

RECITES SA B 67 160

OVER

SUB TO RESTRS OF REC, ALSO TO EFFECT IF ANY OF THE ZON ORD OF THE TOWN OF MONT

H 33 WTTY

MAP 3 BLOCK D LOT 5

APPLICATION NO. EXAMINED RECORD OF INSTRUMENT

T. 29 3-22 15M.

DEED Block No.

Date of Deed JULY 31/22 19 Liber pa.

Cons. $ 1 Ack'd AUG 1/22 19 Recorded AUG 3/22 19

Grantors

MABEL ~~XXXXX~~ D. PRATT
JOHN B. PRATT HER HUS

320

3-D-

$2.00 STAMPS

Grantees

MABEL EUNICE EGAN

Premises TOWN OF MONT

B AT PT N E OF NASSAU ROAD DIST E ALG SD S 325 FT FR INTER WITH E S OF VALLEY RD, SD PT BEING SE COR OF LOT #4 ON "MAP OF PROP OF GODFREY CORP, UPPER MONT. N J" MADE MAR 20/12 BY F. W. CRANE, C. E.
TH ALG SD N S OF NASSAU RD E ON CURVE TO L WITH RADIUS OF 261.57 FT FOR DIST OF 8.97 FT
TH STILL ALG SA S 72° 50' 20" E 50.03 FT TO W/L OF LOT #6 ON ABV MENTD MAP
TH ALG SA L MENTD L N 17° 9' 40" E 140 FT TO S L OF MT. HEBRON RD
TH ALG SA LAST MENTD L N 72° 50' 20" W 45.50 FT TO E L OF LOT #4 ON ABV MENTD MAP
TH ALG SD LAST MENTD L S 23° 3' & 40" W 140.59 FT TO NASSAU RD & PT OF B. BEING LOT #5 ON ABV MEND MAP
TOGETHER WITH ALL RIGHT, TITLE & INT OF ⊕ IN & TO SO MUCH OF NASSAU RD AS LIES IN FRONT OF SD PRE.. TO CENTRE L THEREOF OVER

8.97
50.03
59.00
Distances Vary

SUB TO RSTRS OF RECORD ...

SUBJECT ALSO TO OPERATION OF ZONING ORDINANCE OF TOWN OF MONT.

RECITES ----------

C 32 WTT Y

APPLICATION NO

RECORD OF INSTRUMENT

EXAMINE

MAP 3 BLOCK D LOT 5 & 6 ✓

DEED Block No.

Date of Deed JAN 30/17 191 Liber pa.

Cons. $ 1 Ack'd JAN 30/17 191 Recorded FEB 2/17 191

Grantors

GODFREY CORPORATION
A CORP. N. J.

Grantees

MABEL D PRATT WF OF JOHN B PRATT

Premises

TOWN MONT

B AT PT IN N S NASSAU RD DIST E ALG SD S 320 FT FR ITS INTERSECT WITH E S OF VALLEY RD SD PT BG SE COR OF LOT NO 4 ON MAP OF PROP OF GODFREY CORPORATION, UPPER MONTCLAIR, N. J. MADE MAR 20, 1912 BY F W CRANE, C. E.

TH ALG SD N S OF NASSAU RD E ON CURVE TO LEFT WITH RAD OF 261 57/100 FT FOR A DIST OF 8 97/100 FT

STILL ALG THE SA S 72°50'20"E 111 3/100 FT TO W L LOT NO 7 ON ABV MENTD MAP

ALG SD LAST MENTD L N 17°9'40"E 140 FT TO S L MT HEBRON RD

ALG SD LAST MENTD L N 72°50'20"W 105 50/100 FT TO E L LOT NO 4 ON ABV MENTD MAP

ALG SD LAST MENTD L S 23°3'40"W 140 59/100 FT TO NASSAU RD AT B

OVER

BG LOTS NOS 5 AND 6 ON ABV MENTD MAP

TOGETHER WITH ALL RIGHT, TITLE & INT OF ℗ I.N & TO SO MUCH OF NASSAURD AS LIES IN FRONT OF SO PREM TO CENTRE L THF.

SUB RESTRS SA E 56/80

SUB MTG $1000 COVERING LOT NO 5 HELD BY HARRIET FORCE WHICH MTG ℗ HERETO ASSUMES

Fg Stichel 3 Cg

ASSESSOR'S OFFICE
RECEIVED
SEP 24 1965

103—N. J. DEED—BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. H N T ALL-STATE OFFICE SUPPLY CO. 49 EDISON PLACE, NEWARK 2, N. J.

BOOK 4116 PAGE 182

This Indenture,

Made the 23rd *day of* August *in the year of our Lord One Thousand Nine Hundred and* Sixty-five

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J. AUG 30 10 27 AM '65 REGISTER

Between THOMAS HUGH NELSON and ANN STONE NELSON, his wife

residing at 17 Nassau Road *in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey *party of the first part;*

And BRUA A. HOLLENBECK and FLORENCE J. HOLLENBECK, his wife about to reside at 17 Nassau Road

R.S. 24.00

in the Town *of* Montclair *in the County of* Essex *and State of* New Jersey *party of the second part:*

Witnesseth, *that the said party of the first part, for and in consideration of* - - - - - - - - - - - - - - - - ONE ($1.00) DOLLAR - - - - - - - - - - - *lawful money of the United States of America,* and other good and valuable considerations *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* Town *of* Montclair *in the County of* Essex *and State of* New Jersey

4

BEGINNING at a point in the northerly side of Nassau Road, distant easterly measured along said side line and its curve being Three Hundred Eighty feet from its intersection with the easterly side of Valley Road, said point being the southeast corner of Lot No. Five on "Map of Property of Godfrey Corporation, Upper Montclair, N. J." made March 20, 1912 by F. W. Crane, C.E.; thence along said northerly side of Nassau Road south seventy-two degrees fifty minutes and twenty seconds East sixty feet to the westerly line of Lot No. Seven as laid down on the above mentioned map; thence along said last mentioned line north seventeen degrees nine minutes and forty seconds east one hundred forty feet to the southerly line of Mt. Hebron Road; thence along said last mentioned line north seventy-two degrees fifty minutes and twenty seconds West sixty feet to the easterly line of Lot No. Five as laid down on the above mentioned Map; thence along said last mentioned line South seventeen degrees nine minutes and forty seconds West one hundred forty feet to Nassau Road and the poing of BEGINNING.

BEING Lot No. Six (6) on the above mentioned Map.

Together with all the right title and interest of the party of the first part in and to so much of Nassau Road as lies in front of said premises to the centre line thereof.

SUBJECT to restrictions of record, if any, and to Municipal Zoning Ordinances.

Being the same premises conveyed to Thomas Hugh Nelson and Ann Stone Nelson, his wife, by John W. Cavileer and Bertha Cavileer, his wife, by deed dated February 25, 1958, and recorded March 6, 1958 in Essex County Deed Book 3548 at page 460.

17 Nassau Road 1775621

MAP 3 BLOCK D LOT 6

ASSESSOR'S OFFICE
RECEIVED
MAR 24 1958
RECEIVED

N. J. WARRANTY DEED—FORM NO. 151 INDIV. TO INDIV. OR CORP. THE CHISHOLM PRINTING COMPANY, 409 PEARL ST., N. Y. 5529

BOOK 3548 PAGE 460

This Indenture,

Made the Twenty Fifth *day of* February *, in the year of our Lord* *One Thousand Nine Hundred and* Fifty-Eight

Between JOHN W. CAVILEER and BERTHA CAVILEER, his wife residing at 206 Mays Drive,

RECEIVED FOR REGISTER ESSEX COUNTY, N.J. MAR 6 10 29 AM RECORDED IN THE OFFICE OF THE REGISTER

of the City *of* Marietta *and State of* Georgia *in the County of* Cobb *party of the first part:*

And THOMAS HUGH NELSON and ANN STONE NELSON, his wife residing at 28 Brookfield Road, in the Town of Montclair, County of Essex and State of New Jersey

R.S. 19.25

party 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 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, has 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* Town *of* Montclair *in the County of* Essex *and State of* New Jersey:

BEGINNING at a point in the northerly side of Nassau Road, distant easterly measured along said side line and its curve being Three Hundred Eighty feet from its intersection with the easterly side of Valley Road, said point being the southeast corner of Lot No. Five on "Map of Property of Godfrey Corporation, Upper Montclair, N.J." made March 20, 1912 by F.W.Crane, C.E.; thence along said northerly side of Nassau Road south seventy-two degrees fifty minutes and twenty seconds East sixty feet to the westerly line of Lot No. Seven as laid down on the above mentioned map; thence along said last mentioned line north seventeen degrees nine minutes and forty seconds east one hundred forty feet to the southerly line of Mt. Hebron Road; thence along said last mentioned line north seventy-two degrees fifty minutes and twenty seconds West sixty feet to the easterly line of Lot No. Five as laid down on the

Garden State
295 Bloomfield Ave

above mentioned Map; thence along said last mentioned line South seventeen degrees nine minutes and forty seconds West one hundred forty feet to Nassau Road and the point of BEGINNING.

BEING Lot No. Six (6) on the above mentioned Map.

Together with all the right title and interest of the party of the first part in and to so much of Nassau Road as lies in front of said premises to the centre line thereof.

SUBJECT to restrictions of record, if any and to Municipal Zoning Ordinances.

BEING the same premises conveyed to the grantors herein by deed from Mabel D. Pratt and John B. Pratt, her husband, dated November 10, 1922 and recorded in Book S-67 at page 90.



C 23 WTTY

MAP 3 BLOCK D LOT 6 ✓

T. 29 10-22 15M

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

$2 STAMP

3-D-1

DEED Block No.

Date of Deed NOV 10/22 19 Liber pa.

Cons. $ Ack'd NOV 10/22 19 Recorded NOV 14/22 19

Grantors

MABEL D PRATT
JOHN B HER HUS

Grantees

JOHN W CAVILEER
BERTHA HIS WF

Premises TOWN MONT

B AT PT IN N S NASSAU RD DIST E ALG SD S L & ITS CURVE BG 380 FT FR ITS INT WITH E S OF VALLEY RD, SD PT BG SE COR OF LOT NO 5 ON MAP OF PROP OF GODFREY CORPORATION, UPPER MONT, N,J, MADE MAR 20/12 BY F W CRANE,C,E,
TH ALG SD N S OF NASSAU RD S 72°50'20"E 60 FT TO W L OF LOT NO 7 AS LAID DOWN ON ABV MENTD MAP
TH ALG SD LAST MENTD L N 17°9'40" E 140 FT TO S L MT HEBRON RD
XX TH ALG SD LAST MENTD L N 72° 50'20"W 60 FT TO E L LOT NO 5 AS LAID DOWN ON ABV MENTD MAP
TH ALG SD LAST MENTD L S 17°9'40"E 140 FT TO NASSAURD AND B
BG LOT NO 6 ON ABV MENTD MAP
RECITES BD D 58 496
TOGETHER WITH ALL RIGHT TITLE & INT OF ⊕ IN & TO SO MUCH OF NASSAU RD AS LIES IN FRONT OF SD PREMS TO CENTRE L THF
SUB RESTRS NOW THEREON & ZONING ORD

MAP 3 BLOCK D LOT 6

Godfrey Corp

to

Mabel D. Pratt

Feb. 2, 1917

Lee Draws.

MAP 3 BLOCK D LOT 5

#83 AON

ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK D LOT 7

19 Nassau Rd

.....W.....**DEED**

By

MAYNE S MASON & RACHEL E WIFE
MONTCLAIR

To

HERMAN KAEFER & WILHELMINE B WIFE
MONTCLAIR

Block ..... **Lot** .....

Dated 6-12-44 **Ack.** 6-12-44

Rec. 6-29-44 **Book** V-103 250

Returned to: Essex T Gty & Tr Co
Montcl

Stamps $7.70 **Cons.** $1.

Liens None

.....ALL.....**INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B at a pt on the N l of Nassau Rd meas E alg sd l 440 ft from its inter with the S E l of Valley Rd
TH N 17° 9' 40" E 140 ft to the S l of Mt Hebron Rd
TH alg sd l S 72° 50' 20" E 60 ft
TH S 17° 9' 40" W 140 ft to sd N l of Nassau Rd
TH alg same N 72° 50' 20" W 60 ft to pl of B.
RECITE S A T-70 169

W 34 WTTY

MAP 3 BLOCK D LOT 7

T. 29 1-24 50M

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

DEED Block No.

Date of Deed MAY 29/24 19 Liber pa.

Cons. $ 1 Ack'd MAY 29/24 19 Recorded JUNE 4/24 19

Grantors

OAK REALTY COMPANY
CORP N J

$13 STAMPS

Grantees

MAYNE S MASON
RACHEL E MASON

Premises

TOWN MONT

B AT PT ON N L OF NASSAU RD MEASURING E ALG SD L 440 FT FR ITS INTER WITH SE L OF VALLEY RD
TH N 17° 9' 40" E 140 FT TO S L MT HEBON RD
TH ALG SD L S 72° 50' 20" E 60 FT
TH S 17° 9' 40" W 140 FT TO N L OF NASSAU RD
TH ALG SA N 72° 50' 20" W 60 FT TO B
BG LOT 7 MAP OF PROP OF GODFREY CORP, UPPER MONT N J MAR 20,1912 BY F W CRANE C E
TOGETHER WITH ALL RIGHT TITLE & INT OF @ IN & TO SO MUCH OF NASSAU & MT HEBRON RD AS LIES IN FRONT OF SD PREM TO CENTER LS THF
RECITES SA D 67 139-140
SUB TO REGULATIONS OF BLDG ZONE ORD ADOPTED BY BOARD OF COMMISSIONERS OF TOWN MONT ON MAY 19/21 & AMENDMENTS THERETO INSOFAR AS THEY AFFECT PREM ABV DESCD
SUB TO RESTRS CONTD IN DEED ABV RECITED

C 35 WTT Y

APPLICATION NO.

EXAMINED
RECORD OF INSTRUMENT

$1 STAMP

3-D-1

MAP 3 BLOCK D LOT 7

DEED Block No.

Date of Deed JULY 26/22 19 Liber pa.

Cons. $ 100 Ack'd JULY 27/22 19 Recorded JULY 29/22 19

Grantors

GODFREY CORPORATION
A CORP N, J,

Grantees

OAK REALTY COMPANY
A CORP N, J,

Premises

TOWN MONT

B AT PT ON N L NASSAU RD MEASURING E ALG SD L 440 FT, FR ITS INT WITH SE L VALLEY RD
TH N 17°9'40" E 140 FT TO S L MT HEBRON RD
TH ALG SD L S 72°50'20" E 60 FT
TH S 17°9'40" W 140 FT TO SD N L NASSAU RD
TH ALG SA N 72°50'20" W 60 FT TO B

BG LOT NO 7 ON MAP OF PROP OF GODFREY CORPORATION UPPER MONT, N, J, MAR 20/22 F W CRANE C, E,

TOGETHER WITH ALL RIGHT, TITLE & INT OF @ IN & TO SO MUCH OF NASSAU & MT HEBRON RD AS LIES IN FRONT OF SD PREMS TO CENTER L THF

SUB TO RESTRS NOW THEREON
SUB MTG $1000 & INT WHICH @ ASSUMES

RECITES------

Hughes 24 Commerce St. N/C

ASSESSOR'S OFFICE

14537

103—DEED - BARGAIN AND SALE (COVENANT AGAINST GRANTOR) D T & B COPYRIGHT© 1965 BY ALL-STATE OFFICE SUPPLY CO. IND. TO IND. OR CORP. 49 EDISON PLACE, NEWARK, N. J. 07102

RECEIVED RECORDED REGISTER'S OFFICE ESSEX COUNTY N.J.
SEP 3 10 29 AM '70
REGISTER

This Deed, *made the* 14th *day of* August 19 70

AUG 17 9 25 AM '70

Between

JOHN DI TARGIANI and SHARON L. DI TARGIANI, his wife,

residing at 21 Nassau Road
in the Town *of* Montclair *in the County of* Essex *and State of* New Jersey *herein designated as the Grantors,*

And

EDWARD A. McGEE and SUSAN E. McGEE, his wife,

about to reside at 21 Nassau Road
~~residing or located at~~
in the Town *of* Montclair *in the County of* Essex *and State of* New Jersey *herein designated as the Grantees;*

Witnesseth, *that the Grantors, for and in consideration of* the sum of THIRTY-FIVE THOUSAND ($35,000.00) and no/100----------Dollars

lawful money of the United States of America, to the Grantors 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 Grantors being therewith fully satisfied, do 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* Town *of* Montclair *in the County of* Essex *and State of New Jersey, more particularly described as follows:*

BEGINNING at a point in the northerly line of Nassau Road distant easterly along said side 500 feet from its intersection with the easterly side of Valley Road, said point being the southeast corner of Lot No. 7 on "map of Godfrey Corporation, Upper Montclair, N.J." made March 20, 1912, by F. W. Crane, C.E.; thence (1) along said northerly side of Nassau Road, South 72 degrees 50 minutes and 20 seconds East 60 feet to the West line of Lot No. 9, on said map, thence (2) along said last mentioned line, North 17 degrees 9 minutes and 40 seconds East 140 feet to the southerly side of Mount Hebron Road, thence (3) along said last mentioned line, North 72 degrees 50 minutes and 20 seconds West 60 feet to the easterly line of Lot No. 7 on said map, thence (4) along said last mentioned line, South 17 degrees 9 minutes and 40 seconds West 140 feet to Nassau Road at the point and place of Beginning.

TOGETHER with all the right, title and interest of the party of the first part in and to so much of Nassau and Mt. Hebron Roads as adjoins said premises to the center line thereof. Being lot No. 8 on the above mentioned map.

BEING the same premises conveyed to the Grantors herein by deed of John Di Targiani and Sharon L. Di Targiani, his wife, dated September 16, 1967 and recorded on October 30, 1967 in the Office of the Register of Essex County in Deed Book 4255, page 915.

This conveyance is subject to a mortgage in the original principal amount of $24,000 dated June 19, 1967, made by the Grantors herein, to Fidelity Union Trust Company, and recorded in the Office of the Register of Deeds and Mortgages of Essex County in Mortgage Book 4306 on page 715, covering said premises, which said Mortgage the Grantees herein assume and agree to pay as part of the consideration for said premises, the principal balance on said Mortgage being $23,080.96.

2527494

21 Nassau Rd.

MAP 3 BLOCK 8 LOT 8

Dickson 348 Lorraine Ave

Intel

103—DEED - BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. JPT

COPYRIGHT© 1965 BY ALL-STATE OFFICE SUPPLY CO. 49 EDISON PLACE, NEWARK, N. J. 07102

ASSESSOR'S OFFICE
RECEIVED
NOV 28 1967
Per

This Indenture,

03795

Made the 16th *day of* September *19* 67 ,

Between

JOHN di TARGIANI and SHARON L. di TARGIANI, his wife

residing at 21 Nassau Road *in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey *herein designated as the Grantors,*

And

JOHN di TARGIANI and SHARON L. di TARGIANI, his wife,

residing or located at 21 Nassau Road *in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey *herein designated as the Grantees;*

A.S. None

Witnesseth, *that the Grantors, for and in consideration of* ONE ($1.00) DOLLAR and other good and valuable consideration

Amount of Doc. Rev. Stamps

lawful money of the United States of America, to the Grantors 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 Grantors being therewith fully satisfied, do 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* Town *of* Montclair *in the County of* Essex *and State of New Jersey, more particularly described as follows:*

$ 29/70

21 Nassau Rd.

2112706

BEGINNING at a point in the northerly line of Nassau Road distant easterly along said side 500 feet from its intersection with the easterly side of Valley Road, said point being the southeast corner of Lot No. 7 on "map of Godfrey Corporation, Upper Montclair, N. J." made March 20, 1912, by F. W. Crane, C.E., thence (1) along said northerly side of Nassau Road, South 72 degrees 50 minutes and 20 seconds East 60 feet to the West line of Lot No. 9, on said map, thence (2) along said last mentioned line, North 17 degrees 9 minutes and 40 seconds East 140 feet to the southerly side of Mount Hebron Road, thence (3) along said last mentioned line, North 72 degrees 50 minutes and 20 seconds West 60 feet to the easterly line of Lot No. 7 on said map, thence (4) along said last mentioned line, South 17 degrees 9 minutes and 40 seconds West 140 feet to Nassau Road at the point and place of Beginning.

TOGETHER with all the right, title and interest of the party of the first part in and to so much of Nassau and Mt. Hebron Roads as adjoints said premises to the center lines thereof. Being lot No. 8 on the above mentioned map.

BEING the same premises conveyed to John di Targiani herein by deed of Bernhard W. Witter and Elizabeth S. Witter, his wife, dated May 27, 1967 and recorded June 21, 1967 in the office of the Register of Essex County in Deed Book 4241, page 854;

MAP 3 BLOCK D LOT 8

RECEIVED & RECORDED
REGISTER'S OFFICE
ESSEX COUNTY, N.J.
OCT 30 11 41 AM '67
REGISTER

(5)

O.B. Henn[illegible]t - 312 Orange Rd - Montclair

103—DEED - BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. AQT

COPYRIGHT© 1965 BY ALL-STATE OFFICE SUPPLY CO. 49 EDISON PLACE, NEWARK, N. J. 07102

ASSESSOR'S OFFICE RECEIVED JUL 13 1967 Per

BOOK 4241 PAGE 854

This Indenture,

Made the 27th day of May 1967,

Between

BERNHARD W. WITTER and ELIZABETH S. WITTER, his wife

residing at 21 Nassau Road in the Town of Montclair in the County of Essex and State of New Jersey herein designated as the Grantors,

And

JOHN DI TARGIANI

about to ~~residing or located~~ at 21 Nassau Road in the Town of Montclair in the County of Essex and State of New Jersey herein designated as the Grantees;

Witnesseth, that the Grantors, for and in consideration of ONE ($1.00) DOLLAR and other good and valuable consideration

Amount of Doc. Rev. Stamps

lawful money of the United States of America, to the Grantors 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 Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and convey unto the Grantees forever,

29.70

All that tract or parcel of land and premises, situate, lying and being in the Town of Montclair in the County of Essex and State of New Jersey, more particularly described as follows:

BEGINNING at a point in the northerly line of Nassau Road distant easterly along said side 500 feet from its intersection with the easterly side of Valley Road, said point being the southeast corner of Lot No. 7 on "map of Godfrey Corporation, Upper Montclair, N. J." made March 20, 1912, by F. W. Crane, C.E., thence (1) along said northerly side of Nassau Road, South 72 degrees 50 minutes and 20 seconds East 60 feet to the West line of Lot No. 9, on said map, thence (2) along said last mentioned line, North 17 degrees 9 minutes and 40 seconds East 140 feet to the southerly side of Mount Hebron Road, thence (3) along said last mentioned line, North 72 degrees, 50 minutes and 20 seconds West 60 feet to the easterly line of Lot No. 7 on said map, thence (4) along said last mentioned line, South 17 degrees, 9 minutes and 40 seconds West 140 feet to Nassau Road at the point and place of Beginning.

TOGETHER with all the right, title and interest of the party of the first part in and to so much of Nassau and Mt. Hebron Roads as adjoins said premises to the center lines thereof. Being lot No. 8 on the above mentioned map.

BEING the same premises conveyed to the Grantors herein by deed of Edna T. Kerr, Widow, dated July 14, 1966 and recorded in the office of the Register of Essex County in deed book 4181, page 140 on July 15, 1966.

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J. JUN 21 10 50 AM '67 Madeline A. Wittkins REGISTER

21 Nassau Road 2108561

MAP 3 BLOCK D LOT 8

Porter + Hobart
16 Church St Mtc

918—Deed—Bargain and Sale. Individual or Corporation.

JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS 80 EXCHANGE PLACE AT BROADWAY, NEW YORK

ASSESSOR'S OFFICE RECEIVED AUG 5 1968

BOOK 4181 PAGE 140

This Indenture,

Made the 14th *day of* July *, in the year of our Lord One Thousand Nine Hundred and* Sixty-six

Between EDNA T. KERR, (widow) of

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J. JUL 15 10 07 AM '66 REGISTER

in the Town *of* Montclair *County of* Essex *and State of* New Jersey *party of the first part;*

And BERNHARD W. WITTER and ELIZABETH S. WITTER, his wife,

21 NASSAU ROAD

R.S. 28.70

in the Town *of* Montclair *County of* Essex *and State of* New Jersey *party of the second part;*

Witnesseth, *That the said party of the first part, for and in consideration of* TEN ($10.00) DOLLARS and other good and valuable considerations *lawful money of the United States of America, to* her *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, and to* their heirs, executors *and assigns, forever,*

All that certain *tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the* Town *of* Montclair *County of* Essex *and State of* New Jersey:

BEGINNING at a point in the northerly line of Nassau Road distant easterly along said side 500 ft. from its intersection with the easterly side of Valley Road, said point being the southeast corner of Lot No. 7 on "map of Godfrey Corporation, Upper Montclair, N. J. " made March 20, 1912, by F. W. Crane, C. E., thence (1) along said northerly side of Nassau Road, South 72 degrees, 50 minutes and 20 seconds East 60 feet to the West line of Lot No. 9, on said map, thence (2) along said last mentioned line, North 17 degrees, 9 minutes and 40 seconds East 140 feet to the southerly side of Mount Hebron Road, thence (3) along said last mentioned line, North 72 degrees, 50 minutes and 20 seconds West 60 feet to the easterly line of Lot No. 7 on said map, thence (4) along said last mentioned line, South 17 degrees, 9 minutes and 40 seconds West 140 feet to Nassau Road at the point and place of BEGINNING.

TOGETHER with all the right, title and interest of the party of the first part in and to so much of Nassau and Mt. Hebron Roads as adjoins said premises to the center lines thereof. Being lot No. 8 on the above mentioned map.

BEING the same premises conveyed to James L. Kerr and Edna T. Kerr, his wife, by Penn Harvey and Lillian B. Harvey, his wife, by deed dated September 29, 1926, and recorded in the office of the Register of Essex County in Book H-75 of deeds for said County, on pages 300-301; said James L. Kerr. having died in 1942 a resident of Montclair, New Jersey.

1911997

21 NASSAU ROAD

MAP 3 BLOCK 0 LOT 8

M 14 MTTY

MAP 3 BLOCK D LOT 8 ✓

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO.....AND.....HEIRS.

SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

T. 29 6-26 50M F.

✓

3

DEED BLOCK No.

DATE OF DEED SEPT 29/26 19 LIBER PA.

CONS. $ 1 ACK'D SEPT 29/26 19 RE'D RECORDED NOV 19/26 19

GRANTORS

PENN HARVEY AND

LILLIAN B., HARVEY HIS WIFE

[REC H-75 300-301]

GRANTEES

JAMES L. KERR AND

EDNA T. KERR HIS WIFE

PREMISES

MONTCLAIR

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE.....AND TO .....HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT PT IN N S OF NASSAUK RD DIST E ALG SD S 500 FT FR ITS INTER WITH THE E S OF VALLEY RD SD PT BG SE COR OF LOT #7 ON "MAP OF PROPERTY OF GODFREY CORRORATION, UPPER MONTCLAIR, N.J." MADE MARCH 20,1912 BY F.W. CRANE,CE.

TH ALG SD N S OF NASSAU RD S 72° 50' 20" E 60 FT TO W L OF LOT #9 ON SD MAP

TH ALG SD LAST MENTD L N 17° 9' 40" E 140 FT TO S S OF MOUNT HEBRON RD

TH ALG SD LAST MENTD L N 72° 50' 20" W 60 FT TO E L OF LOT #7 ON SD MAP

TH ALG SD LAST MENTD L S 17° 9' 40" W 140 FT TO NASSAU RD AT PT OF B [OVER]

OK C.B.

TOGETHER WITH ALL RIGHT, TITLE AND INT OF THE @ IN AND TO SO MUCH OF NASSAU AND MT. HEBRON RDS AS ADJOINS SD PREM TO CENTER LS TF.BG LOT #8 ON ABOVE MENTD MAP RECITES SA Q-68 555-556

SUB, HOWEVER TO RESTR THAT FOR A PERIOD OF 25 YRS FR JAN 1,1912 SD PREM SHALL BE USED FOR RESIDENTIAL XXXX PURPOSESONLY, AND THAT HTERE SHALL BE ERECTED ON SD LOT ONLY 1 SINGLE FAMILY DWELLING HOUSE TO COST NOT LESS THAN $5000. WHEN ERECTED, AND TO BE LOCATED 35 FT BACK FR NASSAU RD

SUITABLE AND NECESSARY OUTBUILDINGS TO BE USED IN CONNECTION WITH THE PRIVATE RESIDENCE MAY BE ERECTED ON SD LOT XX AT ANY PT NOT LESS THAN 100 FT BACK FR NASSAUR RD ANY DWELLING TO BE ERECTED PRIOR TO JAN 1,1917 X MUST BE BUILDT FR PLANS TO BE APPROVED BY AARON W. GODFREY, OR THE THEN MANAGER OF THE GODFREY CORP,

Z 81 WTTY

MAP 3 BLOCK D LOT 8

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO ..... AND ..... HEIRS.

SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

3-D-84

DEED BLOCK ..... NO. .....

DATE OF DEED SEPT 29/26 19 LIBER ..... PA .....

CONS. $ 1 ACK'D SEPT 29/26 19 RECORDED OCT 4/26 19

GRANTORS

PENN HARVEY
LILLIAN B, HARVEY, HIS WF

GRANTEES

JAMES L, KERR
EDNA T, KERR, HIS WF

MONT

PREMISES

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE ..... AND TO ..... HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT PT IN N S NASSAU RD DIST E ALG S D S 500 FT FR ITS INTER WITH E S VALLEY RD SD PT BG SE COR LOT 7 ON "MAP OF PROP GODFREY CORP, UPPER MONTCLAIR, N J" MADE MARCH 20/12 BY F, W, CRANE, C, E, TH ALG S D N S NASSAU RD S 72° 50' 20" E 60 FT TO W L LOT 9 ON SD MAP TH ALG SD LAST MENTD L N 17° 9' 40" E 140 FT TO S S MT HEBRON RD TH ALG SD LAST MENTD L N 72° 50' 20" W 60 FT TO E L LOT 7 ON SD MAP TH ALG SD LAST MENTD L S 17° 9' 40" W 140 FT TO NASSAU RD & B [OVER]

T. 29 1-26 50M

TOGETHER WITH ALL RIGHT, TITLE & INT OF @ IN & TO SO MUCH OF NASSAU & MT HEBRON RDS AS ADJOINS SDPREM TO CENTER L THEREOF,

BG LOT NO 8 ON ABOVE MENTD MAP

RECITES SA Q-68 555-556

SUB TO RESTRS OF RECD

Z 30 WTTY

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

T. 29 7-23 85M

DEED

Block No. MAP 3 BLOCK 7 LOT 8

Date of Deed AUG 14/23 19 Liber pa.

Cons. $ 1 Ack'd AUG 14/23 19 Recorded AUG 17/23 19

Grantors

GRACE KERR BETTINSON
W, CHARLES BETTINSON, HER HUS

$12.00 STAMPS

Grantees

PENN HARVEY
LILLIAN B, HARVEY, HIS WF

Premises TOWN OF MONT

B AT PT IN N S OF NASSAU RD DIST E ALG SD S 500 FT FR ITS INTER WITH E S OF VALLEY RD SD PT BG SE COR OF LOT 7 ON MAP OF PROP OF GODFREY CORP, UPPER MONTCLAIR, N J, MADE MARCH 20/12 BY F, W, CRANE, C, E,
TH ALG SD N S OF NASSAU RD S 72° 50' 20" E 60 FT TO W L OF LOT 9 ON SD MAP
TH ALG SD LAST MENTD L N 17° 9' 40" E 140 F FT TO S S OF MOUNT HEBRON RD
TH ALG S LAST MENTD L N 72° 50' 20" W 60 FT TO E L OF LOT 7 ON SD MAP
TH ALG SD LAST MENTD L S 17° 9' 40" W 140 FT TO NASSAU RD &

TOGETHER WITH ALL RIGHT, TITLE & INT OF @ IN & TO SO MUCH OF NASSAU & MT, BEHRON RDS AS ADJOINS SD PREM TO CENTER L THEREOF

BG LOT 8 ON ABOVE MENTD MAP

RECITES SA T-55 167

[OVER]

SUB TO RESTRICTIONS THAT FOR PERIOD OF 25 YRS FR JAN 1/12 SD PREM SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY & THAT THERE SHALL BE ERECTED ON SD LOT ONLY 1 SINGLE FAMILY DWELLING HOUSE TO COST NOT LESS THAN $5,000 WHEN ERECTED, & TO BE LOCATED 35 FT BACK FR NASSAU RD SUITABLE & NECESSARY OUTBLDGS TO BE USED IN CONNECTION WITH PRIVATE RESIDENCE MAY BE ERECTED ON SD LOT AT ANY PT NOT LESS THAN 100 FT BACK FR NASSAU RD ANY DWELLING TO BE ERECTED PRIOR TO JAN 1/17 MUST BE BUILT FR PLANS TO BE APPROVED BY AARON W. GODFREY ORTHEN MANAGER OF GODFREY CORPORATION

3-D-8 ✓

2-15-6M

C 27 B&S

APPLICATION No.
EXAMINED
RECORD OF INSTRUMENT

NO STAMPS

DEED

Block ..... No. .....

Date of Deed MAR 19/15 191 Liber ..... pa. .....

Cons. $ 1 Ack'd MAR 19/15 191 Recorded MAR 22/15 191

Grantors

CHARLES E WAGNER
UNMARRIED

Grantees

GRACE KERR BETTINSON, WF OF
W CHARLES BETTINSON

Premises

TOWN MONT

B AT PT IN N S OF NASSAU RD DIST E ALG SD S 500 FT FR ITS INTERSECT WITH E S OF VALLEY RD, SD PT BG SE COR OF LOT NO 7 ON MAP OF GODFREY CORPORATION, UPPER MONTCLAIR, N.J." MADE MAR 20, 1912, BY F W CRANE, C.E.

TH ALG SD N S OF NASSAU RD S 72°50'20"E 60 FT TO W L OF LOT NO 9 ON SD MAP

ALG SD LAST MENTD L N 17°9'40"E 140 FT TO S S OF MT HEBRON RD

ALG SD LAST MENTD L N 72°50'20" W 60 FT TO E L OF LOT NO 7 ON SD MAP

ALG SD LAST MENTD L S 17°9'40"W 140 FT TO NASSAU RD AT B

TOGETHER WITH ALL THE RIGHT TITLE & INT OF ⊕ IN & TO SO MUCH OF NASSAU AND MT HEBRON RDS AS ADJOINS SD PREM TO CENTRE LINES THF

OVER

BG LOT NO 8 ON ABV MENTD MAP
RECITES SA X 53 311
SUB RESTRS SET FORTH THEREIN & A $5000 MTG GIVEN TO CATHERINE TOMKINS
AND SA PREM CONVD TO CHARLES E WAGNER BY W CHARLES BETTINSON BY DEED ~~XXX~~

C 26 B[6]S

3-D-8 ✓

2-15-6M

APPLICATION No.
EXAMINED
RECORD OF INSTRUMENT

DEED

Block ..... No. .....

Date of Deed MAR 19/15 191 Liber ..... pa. .....

Cons. $ 1 Ack'd MAR 19/15 191 Recorded MAR 22/15 191

NO STAMPS

Grantors

W CHARLES BETTINSON

Grantees

CHARLES E WAGNER

Premises TOWN MONT

B AT PT IN N S OF NASSAU RD DIST E ALG SD S 500 FT FR ITS INTERSECT WITH E S OF VALLEY RD, SD PT BG SE COR OF LOT NO 7 ON MAP OF PROP OF GODFREY CORPORATION, UPPER MONTCLAIR, N.J." MADE MAR 20, 1912 BY F W CRANE C.E.

TH ALG SD N S OF NASSAU RD S 72°50'20"E 60 FT TO W L OF LOT NO 9 ON SD MAP

ALG SD LAST MENTD L N 17°9'40"E 140 FT TO S S OF MT HEBRON RD

ALG SD LAST MENTD L N 72°50'20" W 60 FT TO E L OF LOT NO 7 ON SD MAP

ALG SD LAST MENTD L S 17°9'40"W 140 FT TO ✗ NASSAU RD AT B

TOGETHER WITH ALL THE RIGHT, TITLE & INT OF ⊕ IN & TO SO MUCH OF NASSAU & MT HEBRON RDS AS ADJOINSSD PREM TO CENTRE LINES THF

OVER

BG LOT NO 8 ON ABV MENTD MAP
RECITES SA X 53 311
SUB RESTRS THEREIN SET FORTH & A $5000 MTG GIVEN TO CATHERINE TOMKINS

36 J WTTY

3-D-8-✓

10-13—20M—G.

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

DEED Block No.

Date of Deed JAN 29/14 191 Liber pa.

Cons. $ 1, Ack'd JAN 30/14 191 Recorded FEB 2/14 191

Grantors

GODFREY CORPORATION
A CORP.

Grantees

W, CHARLES BETTINSON.

Premises TOWN OF MONT

B AT A PT IN THE N S OF NASSAU ROAD E 500 FT FR E D OF VALLEY ROAD, SD PT BG THE SE COR OF LOT NO 7 ON MAP OF ℗ UPPER MONT MADE MAR 20 1912 BY F, W, CRANE C, E,

TH ALG N S OF NASSAU ROAD S 72° 50' 20" E 60 FT TO W L OF LOT NO 9 ON SD MAP

TH ALG LAST MENTD LINE N 17° 9' 40" E 140 FT TO S S MT HEBRON ROAD

TH ALG LAST MENTD LINE N 72° 50' 20" W 60 FT TO E L OF LOT NO 7 ON SD MAP

TH ALG LAST MENTD LINE S 17° & 9' 40" W 140 FT TO NASSAU ROAD & PL OF B,

TOGETHER WITH ALL RIGHT TITLE & INT OF ℗ OF IN & TO SO MUCH OF NASSAU & MT HEBRON ROADS AS ADJOINS SD PREM TO CENTRE LINES THF,

BG LOT NO 8 ON ABV MENTD MAP.

OVER

Checked by - 3-D-8

SUB TO THE RESTRS THAT FOR A PERIOD OF 25 YRS FR JAN 1 1912, SD PREM SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY, & THAT THERE SHALL BE ERECTED ON SD LOT ONLY ONE SINGLE FAMILY DWLG HOUSE TO COST NOT LESS THAN $5000. WHEN ERECTED & TO BE LOCATED 35 FT FR NASSAU ROAD, SUITABLE OUT BLDGS TO BE USED IN CONNECTION WITH THE PRIVATE RESIDENCE MAY BE ERECTED ON SD LOT AT ANY PT NOT LESS THAN 100 FT BACK FR NASSAU ROAD, ANY DWLG TO BE ERECTED PRIOR TO JAN 1 1917 MUST BE BUILT FR PLANS TO BE APPROVED BY AARON W, GODFREY OR THE THEN MANAGER OF THE GODFREY CORPORATION.

BOOK 4248 PAGE 524

103—DEED - BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. EPT

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This Indenture,

Made the 16th day of August 19 67,

Between

MABEL E. COFFEY, single

residing at 23 Nassau Road in the Town of Montclair in the County of Essex and State of New Jersey herein designated as the Grantors,

And

CHARLES KRUGER, and LINDA KRUGER, his wife, about to reside at 23 Nassau Road

~~residing or located at~~ in the Town of Montclair in the County of Essex and State of New Jersey herein designated as the Grantees;

Witnesseth, that the Grantors, for and in consideration of

- - - - - - - - - - - - -ONE DOLLAR ($1.00) - - - - - - - - - - - - - - -

Amount of Doc. Rev. Stamps

lawful money of the United States of America, to the Grantors 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 Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and convey unto the Grantees forever,

$ 24.20

All that tract or parcel of land and premises, situate, lying and being in the Town of Montclair in the County of Essex and State of New Jersey, more particularly described as follows:

BEGINNING at a point in the northerly side of Nassau Road, distant measuring easterly along the same five hundred sixty feet from its intersection with the easterly line of Valley Road, said point being the southeasterly corner of lot No. 8 on map entitled "Map of property of Godfrey Corporation, Upper Montclair, N.J." dated March 20, 1912 made by F. W. Crane C.E., thence along said northerly side of Nassau Road, south seventy-two degrees fifty minutes twenty seconds east fifty feet, thence (2) north seventeen degrees nine minutes forty seconds east one hundred and forty feet to the southerly side of Mount Hebron Road, thence (3) along the same north seventy-two degrees fifty minutes twenty seconds west fifty feet, thence (4) south seventeen degrees nine minutes forty seconds west one hundred and forty feet to the northerly line of Nassau Road and point or place of BEGINNING.

Being the same premises conveyed to Mabel E. Coffey by Mary G. Lombard, single and Julie E. Lombard, single, by deed dated June 23, 1923 and recorded June 25, 1923 in Essex County Deed Book O-68 at pages 240-241.

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J. AUG 17 10 57 AM '67 REGISTER

MAP 3 BLOCK D LOT 9

23 Nassau Rd. 2110429

Z 48 WTTY

MAP 3 BLOCK D LOT 9 pt

Carries No Add bal to Lot 10

APPLICATION NO. .....

EXAMINED

RECORD OF INSTRUMENT

T 29 5-23 15M

DEED ..... Block ..... No. .....

Date of Deed JUNE 23/23 19 ..... Liber ..... pa. .....

Cons. $ 1 Ack'd JUNE 23/23 19 ..... Recorded JUNE 25/23 19 .....

Grantors

MARY G, LOMB ARD, SINGLE
JULIE E, LOMBARD, SINGLE

$4.50 STAMPS

Grantees

MABEL E, COFFEY

Premises

TOWN OF MONT
B AT PT IN N S OF NASSAU RD DIST MEASURING E ALG SA
560 FT FR ITS INTER WITH E L OF VALLEY RD SD PT BE
SE COR OF LOT #8 ON MAP ENTITLED "MAP OF
PROP OF GODFREY CORP, UPPER MONT, N J,
DT MARCH 20,12 MADE BY F, W, CRANE, C, E,
TH ALG SD N S OF NASSAU RD S 72° 50' 20"
E 50 FT
TH N 17° 9' 40" E 140 FT TO S S OF MT, HEBRON RD
TH ALG SA N 72° 50' 20" W 50 FT
TH S 17° 9' 40" W 140 FT TO N L OF NASSAU RD & B

RECITES RO SA T-67 302

TOGETHER WITH ALL RIGHT, TITLE & INT OF @ IN &
TO SO MU CH OF NASSAU & MT, HEBRON RDS AS
ADJOINS SD PREM TOCENTER L THEREOF

[OVER]

B-D-

7

M

SUBTO RESTRICTIONS THAT SD PREM SHALL BE ISED FOR RESIDENTIAL PURPOSES ONLY & TJAT NO BLDG SHALL BE BUILT THEREON EXCEPT SINGLE FAMILY DELLINGS TO COST NOT LESS THAN $5,000 EACH NO DWELLINGS TO B E ERECTED ON LOT HAVING FRONTAGE OF LESS THAN 50 FT ON NASSAU RD SD DWELLINGS TO BE ERECTED TO FACE NASSAU RD & TO B E LOCATED AT LEAST 35 FT BACK FR ST L OF LOT ON NASSAU RD SUITABLE GARAGES MAY BE ERECTED ON ANY LOT AT ANY PT NOT LESS THAN 100 FT DUST FR NASSAU RD BUT THIS RESTRICTION AS TO GARAGE IS NOT RR TO BE CONSTRUED TO PREVENT BLDG OF GARAGE AS RD RESIDENCE

SUB TO MTG OF FEDER AL B & L ASSN IN ORIGINAL AMT OF $5,000

S 20 WTTY

T. 29 10-22 15M

APPLICATION NO.

EXAMINED
RECORD OF INSTRUMENT

MAP 3 BLOCK D LOT 9 10 11 12

DEED Block No.

Date of Deed DEC 21 1922 19 Liber pa.

Cons. $ 1 Ack'd DEC 21 1922 19 Recorded DEC 22 1922 19

3-D-

Grantors

GODFREY CORPORATION

$7.50 STAMPS

Grantees

MARY G LOMBARD
JULIE E LOMBARD.

Premises TOWN MONT

B N S NASSAU RD DIST E ALG SA 560 FT FR INTER WITH E L VALLEY RD SD PT BG S E COR LOT #8 ON MAP OF PROP OF GODFREY CORP. UPPER MONT.N.J. MADE MAR.20 1921 BY F.W.CRANE,C.E. TH ALG SD N S NASSAU RD S 72° 50' 20" E 72.52 FT TH ALG SA S 74° 51' E 180.85 FT, TH THRU LD OF SD GODREY CORP. N 15° 9' E 140 FT TO S S MT' HEBRON RD TH ALG SD S S MT' HEBRON RD N 74° 51' W 178.38 FT TH ALG SA N 72° 50' 20" W 70.06 FT TO E L LOT #8 TH ALG SD LAST MENT L S 17° 9' 40" W 140 FT TO NASSAU RD & B BG LOTS #9,10,11,12 ON ABV MENT MAP. TOGETHER WITH ALL RIGHT,TITLE & INT OF & IN & TO SO MUCH OF NASSAU & MT.HEBRON RDS AS ADJOINS SD PREM TO CEN L THF.

[OVER]

SUB TO RESTRI C THAT SD PREM SHALL BE USED FOR RESI DENTI AL PURPOSES ONLY & THAT NO BLDG SHALL BE BUI LT EXCEPT SI NGLE FAM DWLGS TO COST NOT LESS THAN $5000 EA NO DWLG TO BE ERECTED ON LOT HAVI NG FRONTA E OF LESS THAN 50 FT ON NASSAU RD SD DWLGS TO BE ERECTED TO F FACE NASSAU RD & TO BE LOC AT LEAST 35 FT BACK FR ST L OFLOT ON NASSAU RD. SUI TABLE GARAGES MAY BE ERECTED ON ANY LOT AT ANY PT NOT LESS THAN I OO FT DI ST FR NASSAU RD BUT THI S RESTRI C AS TO GARAGE I S NOT TO BE CONSTRUED TO PREVENT BLDG OF A GARAGE AS RD. RESI DENCE.

M 87 ETTW

MAP 3 BLOCK D LOT 10 ✓

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO ..... AND ..... HEIRS.

SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

3

DEED ..... BLOCK ..... NO. .....

DATE OF DEED APRIL 1/27 19 ..... LIBER ..... PA. .....

CONS. $ 1 ACK'D APRIL 1/27 19 ..... RECORDED APRIL 4/27 19 .....

GRANTORS

LOUIS E. LOKE AND
HARRIET N. LOKE HIS WIFE

GRANTEES

ETHEL L. SAMPLE

PREMISES MONTCLAIR

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE ..... AND TO ..... HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT A PT IN THE NLY S OF NASSAU RD DIST MEASURING ALG SD NASSAU RD 610 FT ELY FR ITS INTER WITH THE ELY L OF VALLEY RD

TH ALG SD NLY L OF NASSAU RD S 72° 50' 20" E 22.52 FT

TH S 74° 51' E 27.48 FT

TH N 15° 9' E 140 FT TO THE SLY L OF MOUNT HEBRON RD

TH N 74° 51' W 25.02 FT

TH N 72° 50' 20" W 20.06 FT

TH S 17° 9' 40" W 140 FT TO THE PT OR P L OF B

TOGETHER WITH ALL THE RIGHT, TITLE AND INT

-OVER-

T 29 8-26 50M F.

OF THE ④ IN AND TO SO MUCH OF NASSAU RD AND MOUNT HEBRON RD AS ADJOINS SD PREM TO THE CENTRE L TF

RECITES SA M-71 265-266

SUB TO RESTRS OF REC

SUB TO A MTG IN THE PRIN SUM OF $5000. NOW A LIEN ON HEREINABOVE DESCD PREM HELD BY THE AMERICAN INSURANCE CO. WHICH MTG THE ④ HERETO HEREBY ASSUMES AND AGREES TO PAY AS PART OF THE CONSIDERATION FOR THIS DEED.

B 25 WTTY

MAP 3 BLOCK 7 LOT 10 ✓

T. 29 5-24 50M

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

DEED Block No.

Date of Deed NOV 19/24 19 Liber pa.

Cons. $ 1 Ack'd NOV 19/24 19 Recorded NOV 21/24 19

Grantors

ROCCO BELLOFATTO
VINCENZA VELLOFATTO, HIS WF
MICHAEL DE PONTE UNMARRIED

X ✓

$6.50 STAMPS

Grantees

LOUIS E LOKE
HARRIET N LOKE, HIS WF

Premises TOWN OF MONT.

B A AT A PT IN N S OF NASSAU RD MEAS ALG SD RD
610 FT FR ITS INTER WITH E L OF VALLEY RD
TH ALG SD N L OF NASSAU RD S 72° 50' 20" E
22.52 FT
TH S 74° 51' E 27.48 FT
TH N 14° 9' E 140 FT TO S L OF MT HEBRON RD
TH N 74° 51' W 25.02 FT
TH N 72° 50' 20" W 20.06 FT
TH S 17° 9' 40" W 140 FT TO PT OR PL OF B
TOGETHER WITH ALL RIGHT, TITLE AND INTERET OF
@ IN AND TO SO MUCH OF NASSAU RD AND MT HEBRON R
AS AJD SD PREM TO CENTER L THEREOF
RECITES SA PREM CVDD TO @ BY AGNES CARD WIDOW
BY DEED RECD OCT 31/24 #41
SUB TO RESTR OF REC
SUB TO MTG F 48 # 507

Z 41 WTTY

APPLICATION NO.

EXAMINED
RECORD OF INSTRUMENT

T. 29 -24 50M

MAP 3 BLOCK 20 LOT 10

DEED Block No.

Date of Deed OCT 29/24 19 Liber pa.

Cons. $ 1 Ack'd OCT 29/24 19 Recorded OCT 31/24 19

Grantors

AGNES CARD, WIDOW

$12.50 STAMPS

Grantees

ROCCO BELIOFATTO
MICHAEL DE PONTE,

Premises

TOWN OF MONT

B AT PT IN N S OF NASSAU RD DIST MEASURING ALG SD NASSAU RD 610 FT FR ITS INTER WITH E L VALLEY RD
TH ALG SD N L OF NASSAU RD S 72° 50' 20" E 22.52 FT
TH S 74° 51' ~~XX~~ E 27.48 FT
TH N 15° 9' E 140 FT TO S L OF MT HEBRON RD
TH N 74° 51' W 25.02 FT
TH N 72° 50' 20" W 20.06 FT
TH S 17° 9' 40" W 140 FT TO B

RECITES SA S-69 M435-36

TOGETHER WITH ALL RIGHT, TITLE & INT OF @ IN & TO SO MUCH OF NASSAU RD & MT HEBRON RD AS ADJOINS SD PREM TO CENTER L THEREOF

SUB TO RESTRS CONTAINED IN DEED HEREINABOVE RECITTED [OVER]

SUB TO MTG GIVEN IN PRIN SUM OF $5,000 NOW LIEN ON SD PREM RECD F-48
507 HELD BY FEDERAL BLDG & L ASSN

S 16 WTTY

MAP 3 BLOCK 2 LOT 10

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

T. 29 7-23 85M

DEED Block No.

Date of Deed NOV.23/23 19 Liber pa.

Cons. $ 1 Ack'd NOV.23/23 19 Recorded JAN.15/24 19

Grantors

MARY G. LOMBARD

JULIE E. LOMBARD,
BOTH SINGLE

$4 STAMPS

Grantees

AGNES CARD

Premises TOWN MONT.

B N S NASSAU RD DIST 610 FT FR INTER WITH E L VALLEY RD
TH ALG N L NASSAU RD S 72° 50' 20" E 22.52 FT
TH S 74° 51' E 27.48 FT
TH N 15° 9' E 140 FT TO S L MT.HEBRON RD
TH N 74° 51' W 25.02 FT
TH N 72° 50' 20" W 20.06 FT
TH S 17° 9' 40" W 140 FT TO B

TOGETHER WITH ALL THE RIGHT, TITLE & INT. OF @ IN & TO SO MUCH OF NASSAU RD & MT.HEBRON RD AS ADJOINS SD PREM TO CEN L THF

[OVER]

SUB TO RESTRICS. THAT SD PREM SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY & NO BLDG SHALL BE BUILT THEREON EXCEPT SINGLE FAM DWLGS TO COST NOT LESS THAN $5000 EA NO DWLG TO BE ERECTED ON LOT HAVING FRONTAGE OF LESS THAN 50 FT ON NASSAU RD SD DWLGS TO BE ERECTED TO FACE NASSAU RD & TO BE LOC. AT LEAST 35 FT BACK FR ST L OF LOT ON NASSAU RD SUITABLE GARAGES MAY BE ERECTED ON ANY LOT AT AT ANY PT NOT LESS THAN 100 FT DIST FR NASSAU RD BUT THIS RESTRIC AS TO GARAGE IS NOT TO BE CONSTRUED TO PREVENT BLDG OF A GARAGE AS A RD. THE RESIDENCE SUB TO 1ST MTG FOR $5000

RECITES---

MAP 3 BLOCK D LOT 10 pt.

Mary G. Lombard et al

to

Mabel E. Coffey

June 23, 1923

See Trans.

MAP 3 BLOCK D LOT 9

MAP 3 BLOCK II LOT 10

Godfrey Corp.

to

Mary G. & Julie E. Lombard

Dec. 21, 1922

See Trans.

MAP 3 BLOCK II LOT 9

F 57 NTTY

MAP 3 BLOCK D LOT 11

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO AND HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

DEED BLOCK No.

DATE OF DEED JULY 1/29 19 LIBER PA

CONS. $ 1 ACK'D JULY 1/29 19 RECORDED JULY 1/29 19

GRANTORS

JOHN R. HOBART &
RUTH D. HIS WF

GRANTEES

FLORENCE B. CLEVELAND &
IRVIN L. HER HUS

V.A.M.K.

PREMISES MONTCLAIR

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE ..... AND TO ..... HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT PT IN N SIDE OF NASSAU RD, ELY ALG SD NASSAU RD 660 FT FR INTER WITH E L OF VALLEY RD
TH ALG SD N L OF NASSAU RD S 74° 51'E 50 FT
TH N 15° 9'E 140 FT TO S L OF MT HEBRON RD
TH N 74° 51'W 50 FT
TH S 15° 9'W 140 FT TO PL OF B
TOGETHER WITH ALL THE RIGHT, TITLE & INT OF @ IN & TO ~~XXX~~ SOMUCH OF NASSAU RD & MT HEBRON RDS AS ADJ SD PREM TO CEN L TH
SUB TO RESTRS, THAT SD PREM SHALL BE USED FOR RES PUR ONLY, & THAT NO BLDG SHALL BE BUILT THEREON EXCEPT SINGLE FMY DWELLINGS TO COST NOT LESS THAN $5000 EA, NO DWELLING

[OVER]

FIDELITY UNION TITLE AND MORTGAGE GUARANTY COMPANY.

T. 29 1-29 50M F.

TO BE ERECTED ON LOT HAVING FRONTAGE OF LESS THAN 50 FT ON NASSAU RD, SD DWELLINGS TO BE ERECTED TO FACE NASSAU RD, & TO BE LOC AT LEAST 35 FT BACK FR ST LINE OF LOT ON NASSAU RD, SUITABLE GARAGES MAY BE ERECTED ON NY LOT AT ANY ANY PT NOT LESS TAHN 100 FT DIS FR NASSAU RD BUT THIS RESTR AS TO GARAGE IS NOT TO BE CONSTRUED TO PREVENT THE BLDG OF GARAGE AS PART OF THE RES

SUB TO 1ST MTG OF $5000 ON SD PREM

26 J WTTY

MAP 3 BLOCK 11 LOT 11

T. 29 7-23 85M

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

DEED

Block No.

Date of Deed SEPT 29 1923 19 Liber pa.

Cons. $ 1 Ack'd SEPT 29 1923 19 Recorded OCT 3 1923 19

Grantors

MARY G, LOMBARD
JULIE E, LOMBARD

STAMPS $4

Premises TOWN OF MONT

B AT A PT IN THE N SOF NASSAU RD DIST E 660 FT FR E S OF VALLEY RD
TH ALG N L NASSAU RD S 74° 51' E 50 FT
TH N 15° 9' E 140 FT TO SL MT HEBRON ROAD
TH N 74° 51' W 50 FT
TH S 15° 9' W 140 FT TO B

TOGETHER WITH ALL RIGHT TITLE & INT IN & TO NASSAU ROAD & MT HEBRON ROADS AS ADJOINS SD PREM TO CENTRE LINES TH F.

SUB TO BLDG RESTRS

SUB TO 1ST MTG $5000.

Grantees

JOHN R, HOBART
RUTH D, HOBART HIS WF.

4

24

MAP 3 BLOCK D LOT 11

Godfrey Corp.

to

Mary G. + Julie E. Lombard

Dec. 21, 1922

Lee Trans.

MAP 3 BLOCK D LOT ~~8~~ 9

ASSESSOR'S OFFICE
RECEIVED
SEP 19 1966

103—DEED - BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. KOT COPYRIGHT© 1965 BY ALL-STATE OFFICE SUPPLY CO. 49 EDISON PLACE, NEWARK, N. J. 07102

BOOK 4191 PAGE 536

This Indenture,

Made the 30th *day of* August *19* 66 .

Between

GEORGE W. HAAS, JR. and VIRGINIA L. HAAS, his wife,

residing at 29 Nassau Road
in the Town *of* Montclair *in the County of*
Essex *and State of* New Jersey *herein designated as the Grantors,*

And

NATALIE G. REEVES, widow,
about to reside at 29 Nassau Road

~~*residing or located at*~~
in the Town *of* Montclair *in the County of*
Essex *and State of* New Jersey *herein designated as the Grantees;*

Witnesseth, *that the Grantors, for and in consideration of* the sum of ONE DOLLAR ($1.00) and other good and valuable consideration

Amount of Doc. Rev. Stamps

$23.10 ✓

lawful money of the United States of America, to the Grantors 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 Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and convey unto the Grantees forever,

All that/ certain *tract or parcel of land and premises, situate, lying and being in the* Town *of* Montclair *in the County of* Essex' *and State of New Jersey, more particularly described as follows:*

BEGINNING at a point in the Northerly side of Nassau Road distant measured Easterly along said Nassau Road 710 feet from its intersection with the Easterly line of Valley Road; thence (1) along said Northerly side of Nassau Road South 74 degrees 51 minutes East 50 feet; thence (2) North 15 degrees 9 minutes East 140 feet to the Southerly line of Mt. Hebron Road; thence (3) North 74 degrees 51 minutes West 50 feet; thence (4) South 15 degrees 9 minutes West 140 feet to the point and place of beginning.

BEING the same premises conveyed to George W. Haas, Jr. and Virginia L. Haas, his wife, by Edmund L. Foote and Barbara W. Foote, his wife, by deed dated March 21, 1952, and recorded in the Essex County Register's office on March 22, 1952, in Deed Book 3025 at page 251.

RECEIVED & RECORDED
REGISTER'S OFFICE
ESSEX COUNTY, N.J.
SEP 1 1 06 PM '66
REGISTER

191 3406
29 NASSAU RD.
MAP 3 BLOCK D LOT 12
1

#20 AON

ESSEX COUNTY REGISTER'S OFFICE

29 Nassau Rd
5900

MAP 3 BLOCK D LOT 12

.....W.....**DEED**

By

EDMUND L FOOTE & BARBARA W WIFE
MONTCLAIR

To

GEORGE W HAAS JR & VIRGINIA L WIFE
MONTCLAIR

Block ..... **Lot** .....

Dated 3-21-52 **Ack** 3-21-52

Rec. 3-22-52 **Book** 3025 251

Returned to: Nutley Mtge & T Gty Co
Nutley

Stamps $14.85 **Cons.** $1.

Liens None

ASSESSOR'S OFFICE RECEIVED MAR 31 1952 Per

STRATHMORE PARK DEVELOPMENT

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

Beg at a pt in the N sd of Nassau Road dist meas E alg sd Nassau Road 710 ft from its inter with the E l of Valley Road
TH alg sd N sd of Nassau Road S 74° 51' E 50 ft
TH N 15° 9' E 140 ft to the S l of Mt Hebron Road
TH N 74° 51' W 50 ft
TH S 15° 9' W 140 ft to pl of B
RECITE S A A-108 562

#2 AON

ESSEX COUNTY REGISTER'S OFFICE

B

29 Nassau 4800

MAP 3 BLOCK D LOT 12

W

DEED

Block **Lot**

Dated 8-31-46 **Ack** 8-31-46

Rec 9-14-46 **Book** 9-14-46

By GORDEN T FISH & JEANNE WIFE
MONTCL

To EDMUND L FOOTE & BARBARA W WIFE
BLOOMFIELD

Returned to: Nutley Mtge & T Gty Co
Nutley

Stamps $11.50 **Cons.** $1.

Liens None

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B at a pt in the N sd of Nassau Road dist meas E alg sd Nassau Rd 710 ft from its inter with the E l of Valley Road
TH alg sd N l of Nassau Rd S 74° 51' E 50 ft
TH N 15° 9' E 140 ft to the S l of Mt Hebron Rd
TH N 74° 51' W 50 ft
TH S 15° 9' W 140 ft to the pl of B

B 77 WTT Y

MAP 3 BLOCK D LOT 12 ✓

APPLICATION NO. .....

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO ..... AND ..... HEIRS.
SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

T. 29 1-25 50M

DEED ..... BLOCK ..... NO. .....

DATE OF DEED SEPT 29/23 ..... 19 ..... LIBER ..... 3 ..... PA. .....

CONS. $ 1 ..... ACK'D XXXX SEPT 29/23 ..... RECORDED MAY 19/25 ..... 19 .....

GRANTORS

MARY G. LOMBARD
JULIE E. LOMBARD

NO STAMPS

GRANTEES

GORDON T. FISH

PREMISES TOWN OF MONT.

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE.....AND TO .....HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT A PT IN N S OF NASSAU RD MEAS E ALG SD NASSAU RD 710 FT FR ITS INTER WITH E L OF VALLEY RD
TH ALG SD N L OF NASSAU RD S 74° 51' E 50 FT
TH N 15° 9' E 140 FT TO S L OF MT HEBRON RD
TH N 74° 51' W 50 FT

THI S 15° 9' W 140 FT TO PT AND PL OF B
TOGETHER WITH ALL RIGHT, TITLE AND INTERST OF @ IN AND TO SO MUCH OF NA SAU AND MT HEBRON R AS AJD SD PREM TO CENTER L THEREOF
SUB TO RESTR OF REC
SUB TO A MTG OF $4800 ON SD PREM

✓

✓

MAP 3 BLOCK D LOT 12

Dec. 21, 1922

Godfrey Corp.

to

Mary G. + Julie E. Lombard

Lee Trans,

MAP 3 BLOCK II LOT 9

ter-31 Park St-Mont.

ASSESSOR'S OFFICE
RECEIVED
JUL 21 1967
Per

919—Deed—Bargain and Sale—(Cor. Against Grantor). Individual or Corporation.

JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS
80 EXCHANGE PLACE AT BROADWAY, NEW YORK

This Indenture,

Made the 23rd *day of* June *, in the year of our Lord* *One Thousand Nine Hundred and* Sixty-seven,

Between JOHN H. SCHMID, JR. and ELIZABETH S. SCHMID, his wife, residing at 57 Ardsley Road,

in the Town *of* Montclair, *County of* Essex, *and State of* New Jersey, *party of the first part;*

And ADELE H. CAMPBELL, residing at 380 Claremont Avenue,

in the Town *of* Montclair, *County of* Essex, *and State of* New Jersey, *party of the second part;*

RECEIVED & RECORDED
REGISTER'S OFFICE
ESSEX COUNTY, N.J.
JUN 30 10 43 AM '67
REGISTER

P.S. 19.80

Witnesseth, That the said party of the first part, for and in consideration of ONE HUNDRED and no/100 Dollars, ---------- and other good and valuable considerations, *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* her heirs *and assigns, forever,*

All that certain *tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the* Town *of* Montclair, *County of* Essex, *and State of* New Jersey.

BEGINNING at a point in the Northerly side of Nassau Road distant measuring Easterly along said Nassau Road seven hundred sixty feet from its intersection with the Easterly line of Valley Road; thence (1) along said Northerly line of Nassau Road South seventy-four degrees fifty-one minutes East fifty-three and thirty-seven hundredths feet; thence (2) North fifteen degrees nine minutes East one hundred forty feet to Southerly line of Mount Hebron Road; thence (3) along said Southerly line of Mount Hebron Road North seventy-four degrees fifty-one minutes West fifty-three and thirty-seven hundredths feet; thence (4) South fifteen degrees nine minutes West one hundred forty feet to a point and place of BEGINNING.

BEING the same premises conveyed to the parties of the first part by deed dated December 14, 1954, from Edwin G. Hubbard and Grace E. Hubbard, his wife, recorded December 22, 1954, in the Essex County Register's Office in Book 3280, page 435.

The above described premises being known and designated No. 31 Nassau Road, Montclair, New Jersey.

210 8869
31 Nassau Road
MAP 3 BLOCK 2 LOT 12



10

#12 AON

ESSEX COUNTY REGISTER'S OFFICE

31 Nassau Rd
5100

MAP 3 BLOCK D LOT 1VB

B & S **DEED**

By EDWIN G. HUBBARD & GRACE E WIFE
MONTCLAIR

To JOHN H SCHMID JR & ELIZABETH S WIFE
MONTCLAIR

Block ____ **Lot** ____

Dated 12-14-54 **Ack** 12-14-54 12-14-54

Rec. 12-22-54 **Book** 3280 435

Returned to: Garden State Title Ins Co
295 Bloomfield Ave Montcl

Stamps $15.95 **Cons.** $1.

Liens ---

ASSESSOR'S OFFICE RECEIVED JAN 10 1955 Per

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B at a pt in the N sd of Nassau Road dist meas E alg sd Nassau Road 760 ft from its inter with the E l of Valley Road
TH alg sd N l of Nassau Road S 74° 51' E 53.37 ft
TH N 15° 9' E 140 ft to S l of Mt Hebron Road
TH alg sd S l of Mt Hebron Road N 74° 51' W 53.37 ft
TH S 15° 9' W 140 ft to pl of B
RECITE S A E-115 284
Known as 31 Nassau Road Montcl

#61 ELR

ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK D LOT 12B

31 Nassau Rd.

WTY

DEED 4400

By ARTHUR H. HALE, IRENE J. HIS WF
MONTCLAIR

To EDWIN G. HUBBARD, GRACE E, HIS WF
MONTCLAIR

Block Lot

Dated 7-25-50 Ack 7-25-50

Rec. 7-27-50 Book E115-284

Returned to: Essex Title Gty & Trust Co
Montclair

Stamps $14.85 Cons. $1

Liens NONE

ASSESSOR'S OFFICE RECEIVED SEP 5 1950 Per

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B at a pt in the N s of Nassau Rd dist measuring E alg sd Nassau Rd 760' fr its inter with the E l of Valley Rd;
TH (1) Alg sd N l of Nassau Rd S 74° 51' E 53.37 ft;
TH (2) N 15° 9' E 140 ft to S l of Mt. Hebron Rd;
TH (3) Alg sd S l of Mt. Hebron Rd N 74° 51' W 53.37 ft;
TH (4) S 15° 9' W 140 ft to pt and pl of b

RECITES SA C 111-106

#104 LG

ESSEX COUNTY REGISTER'S OFFICE

31 Nassau Rd 4400

MAP 3 BLOCK D LOT 12b B

W DEED

By JOHN L. RIORDAN, KATHERINE L. WF.

MTCLR

To ARTHUR H. HALE, IRENE JOHNS WF.

MTCLR

Block Lot

Dated 9-20-47 Ack 9-29-47

Rec 9-30-47 Book

Returned to: Watchung Title & Mtg. Gty Co.
493 Bloomfield Av. Mtclr.

Stamps $12.65 Cons. $1.

Liens NONE

ASSESSOR'S OFFICE REAL GIFT OCT 1947 RECEIVED Per

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B at pt in N si of Nassau Rd dis meas E alg sd Nassau Rd 760 ft fr its inter with the E l of Valley Rd.
Th (1) alg sd N l of Nassau Rd S 74 deg 51 min E 53.37 ft.
Th (2) N 15 deg 9 min E 140 ft to S l of Mt. Hebron Rd.
Th (3) alg sd S l of Mt. Hebron Rd N 74 deg 51 min W 53.37 ft.
Th (4) S 15 deg 9 min W 140 ft to pt and pl of B.

RECITES: SA: F 104-571

#45 RW

ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK D LOT 12B

W ..... **DEED**

31 Nassau
4200

By JOHN O. SWENSON & MATILDA C.
HIS WIFE
MONTCLAIR

To JOHN L. RIORDAN & KATHERINE K.
HIS WIFE
BROOKLYN, N.Y.

Block ..... **Lot** .....

Dated 9/19/44 **Ack.** 9/19/44

Rec. 9/25/44 **Book** F 104-571.

Returned to:
WATCHUNG TITLE & MTG. GTY CO.
493 BLMFD AVE.
MTCLAIR

Stamps $7.15 **Cons.** $1.00

Liens NONE

ALL ..... **INTEREST IN** MONTCLAIR ..... **LANDS DESCRIBED AS FOLLOWS:**

B at pt in N s of Nassau Rd. dis meas. E alg sd Nassau Rd. 760 ft from its inter wi E l of Valley Rd.
TH alg sd N l of Nassau Rd. S 74° 51' E 53.37 ft;
TH N 15° 9'E 140 ft. to S l of Mt.Hebron Rd.
TH N 74° 51' W 53.37 ft.
TH S 15° 9' W 140 ft to pt of B.
Survey made by Geo. C. Pranis, dtd Sept. 9, 1944.
Sa prem. conv. in Bk C 94-131.

W.H.J.

S 19 WTTY

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG

31 Nassau

MAP 3 BLOCK D LOT 12B

APPLICATION NO. _____

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO _____ AND _____ HEIRS,

SUCCRS.. EXRS.. ADMRS. AND ASSIGNS FOREVER

DEED _____ Block _____ No. _____

Date of Deed SEPT 8/38 19____ Liber C 94 pa. 131-133

Cons. $ 1. Ack'd SEPT 8/38 19____ Recorded SEPT 9/38 19____

Grantors

MARY PATON VREELAND ,WID.
MONTCLAIR

$6.50 STAMPS
ACK BEFORE
ARTHUR HARRIS
M CC OF N J

Grantees

JOHN O. SWENSON AND
MATILDA C. SWENSON,HIS WF
MONTCLAIR

Premises MONTCLAIR

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE _____ AND TO _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT A PT IN THE N S OF NASSAU RD DIST
MEAS E ALG SD NASSAU RD 760 FT FR ITS INTER
WITH THE E L OF VALLEY RD
TH ALG SD N L OF NASSAU RD S 74° 51' E
53.37 FT
TH N 15° 9' E 140 FT TO S L OF MT. HEBRON RD
TH N 74° 51' W ~~XX~~ 53.36 FT
TH S 15° 9' W 140 FT TO A PT AND PL OF B
TOGETHER WITH ALL THE RIGHT,TITLE AND INT
OF THE ~~C~~ IN AND TO SO MUCH OF NASSAU RD AND
MT. HEBRON RDS AS ADJOIN SD PREMI TO THE
CENTER LINES THEREOF.
RECITES B SA M 69 P 236 LOVERJ

NSM

T532 4-38-12M SSP
N. J. R. T. I. CO.

SUB TO A MTG MADE BY MARY PATON X VREELAND AND ALFRED E. VREELAND HER HUS TO WATCHUNG TITLE AND MORTGAGE CO. DT JAN 3,1927, AND REC JAN 4,1927 IN THE OFF OF THE REG OF ESSEX CO IN BK U 59 OF MTGS FOR SD CO ON P 315 GIVEN TO SECURE THE SUM OF $6000. PAYABLE IN 3 YRS FR THE DT THEREOF AND WH MTG WAS ASSIGNED BY WATCHUNG TITLE AND MORTGAGE GUARANTY CO. TO JOHN SWENSON AND MATHILDA C. SWENSON, HIS WF THE @ HERETO BY ASST OF MTG DT FEB 8,1927 AND REC FEB 9,1927 IN THE OFF OF THE X&X REG OF ESSEX CO IN BK 18 9 OF ASSTS OF MTGS ON P 88-90
THIS CONV OF THE EQUITY OF REDEMPTION XX IN SD PREMI IS ACCEPTED BY THE GRANTEE IN SATISFACTION OF THE DEBT X BY THE BOND AND MTG. THE GRANTOR BY THE EXECUTION HEREOF COVENANTS AND AGREES THAT SHE CONSIDERS THE CONS FOR THIS CONV ADEQUATE THAT THE CONV IS MADE BY HER FREELY AND AT HER REQUEST, IN SATISFACTION OF THE MTG DEBT AND THIS CONV IS NOT GIVEN AS ADDITIONAL SECURITY AND THAT THERE IS NO AGRMT WITH THE SD GRANTEES ANY REPRESENTATIVE THEREOF GIVING THE GRANTOR THE RIGHT TO REDEEM UNDER ANY CIRCUMSTANCES

Z 50 WTTY

12 B

DEED Block No. MAP 3 BLOCK D LOT ~~12~~ pt

new No 12 B

see SLB

Date of Deed NOV 2/23 19 Liber pa.

Cons. $ 1 Ack'd NOV 2/23 19 Recorded NOV 3/23 19

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

T 29 7-23 85M

Grantors

MARY G. LOMBARD
JULIE E. LOMBARD.

$5. STAMPS

Grantees

MARY PATON VREELAND

Premises

TOWN OF MONT
B AT PT IN N S OF NASSAU RD DIST MEASURING E ALG SD
NASSAU RD 760 FT FR ITS INTER WITH E L OF VALLEY RD
TH ALG SD N L OF NASSAU RD S 74° 51' E
53.37 FT
TH N 15° 9' E 140 FT TO S L OF MT HEBRON RD
TH N 74° 51' W 53.36 FT
TH S 15° 9' W 140 FT TO B

TOGETHER WITH ALL RIGHT, TITLE & INT OF @
IN & TO SO MUCH OF NASSAU RD & MT HEBRON RDS
AS ADJOINS SD PREM TO CENTER LINES THEREOF

SUB TO RESTRICTIONS THAT SD PREM SHALL BE USED
FOR RESIDENTIAL PURPOSE ONLY THAT THAT NO DBLG SHALL
BE BUILT THEREON EXCEPT SINGLE FAMILY DWELLINGS
TO COST NOT LESS THAN $5,000 EACH NO DWELLING
TO BE ERECTED O LOT HAVING FRONTAGE OF LESS THAN

[OVER]

F.

VY

50 FT ON NASSAU RD SD DWELLINGS TO BE ERECTED TO FACE NASSAU RD & TO BE LOCATED AT LEAST 35 FT BACK FR ST L OF LOT ON NASSAU RD SUITABLE GARAGES MAY BE ERECTED ON ANY LOT AT ANY PT NOT LESS THAN 100 FT DIST FR NASSAU RD BUT THIS RESTRICTION AS TO GARAGE IS NOT TO BE CONSTRUED TO PREVENT BLDG OF GARAGE AS RESIDENCE

SUB TO 1ST MTG OF $5,000NOW ON SD PREM

Kapp, to Park Place

ASSESSOR'S OFFICE
RECEIVED
SEP 8 1972
Per

BOOK 4418 PAGE 172

103—DEED - BARGAIN AND SALE (COVENANT AGAINST GRANTOR) EVZ X
IND. TO IND. OR CORP.

COPYRIGHT © 1965 BY ALL STATE LEGAL SUPPLY CO.
269 SHEFFIELD STREET, MOUNTAINSIDE, N.J. 07092

This Deed, *made the* 18th *day of* August 1972

Between CHARLES B. MATHIAS and NELLIE ANNE MATHIAS, his wife

residing at 15 Rebel Road, Radnor *in the* Township *of* Tredyffrin *in the County of* Chester *and State of* Pennsylvania *herein designated as the Grantors,*

And

SHARON P. THOMPSON

residing ~~or located~~ *at* 40 Green Avenue *in the* Borough *of* Madison *in the County of* Morris *and State of* New Jersey *herein designated as the Grantees;*

Witnesseth, *that the Grantors, for and in consideration of* FORTY-THREE THOUSAND ($43,000.00) DOLLARS

lawful money of the United States of America, to the Grantors 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 Grantors being therewith fully satisfied, do 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* Town *of* Montclair *in the County of* Essex *and State of New Jersey, more particularly described as follows:*

BEGINNING in the southerly line of Mt. Hebron Road, as said Mt. Hebron Road is laid out 60.00 feet wide, at a point therein distant 777.03 feet easterly, as measured along the aforesaid southerly line of Mt. Hebron Road from its intersection with the most easterly line of Valley Road, the said beginning point being in the northeasterly corner of land now or formerly of John L. Riordan and wife; thence (1) South 74 degrees 51 minutes East, and along the aforesaid southerly line of Mt. Hebron Road, a distance of 65.00 feet to a point; thence (2) South 15 degrees 9 minutes West, and at right angles to the aforesaid most southerly line ofMt. Hebron Road, a distance of 177.83 feet to a point in the northeasterly line of land now or formerly of Andrew Endress and wife; thence (3) North 52 degrees 16 minutes 40 seconds West, and along the northeasterly line of land now or formerly of Andrew Endress, as aforesaid, a distance of 75.14 feet to a point in the southeasterly line of Patton Place; thence (4) North 41 degrees 9 minutes East, and along the aforesaid southeasterly line of Patton Place, a distance of 10.00 feet to the corner formed by the intersection of the southeasterly line of Patton Place and the most northerly line of Nassau Road; thence (5) North 15 degrees 9 minutes East, and along the most easterly line of land now or formerly of John L. Riordan and wife, as aforesaid, a distance of 140.00 feet to the southerly line of Mt. Hebron Road and the place of Beginning.

Being the same premises conveyed to the grantor herein by deed from Patric ia B. Delate (unmarried) dated June 26, 1968, and recorded June 27, 1968 in the Office of the Register of Essex County in Deed Book 4277, at p. 505.

Said premises being commonly known and described as 44 Mt. Hebron Road, in the Town of Montclair, County of Essex, New Jersey.

COUNTY OF ESSEX
CONSIDERATION 43,000
REALTY TRANSFER FEE 73
DATE BY

REGISTER OFFICE
ESSEX COUNTY, N.J.
SEP 11 2 42 PM '72
REGISTER

2945570
44 Mt Hebron Rd

BLOCK 2804 LOT 14
MAP 3 BLOCK 12 LOT 13

Calton 24 Branford Pl.

103—DEED - BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. IQY

COPYRIGHT© 1965 BY ALL-STATE OFFICE SUPPLY CO. 49 EDISON PLACE, NEWARK, N. J. 07102

RECEIVED JUL 17 1968

12928

This Indenture,

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J. JUN 27 2 33 PM '68 REGISTER

Made the 26th *day of* June *19* 68,

Between

PATRICIA B. DELATE, unmarried

residing at 44 Mt. Hebron Road *in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey *herein designated as the Grantors,*

And

CHARLES B. MATHIAS and NELLIE ANNE MATHIAS, his wife,

about to reside at 44 Mt. Hebron Road ~~residing or located at~~ *in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey *herein designated as the Grantees;*

Witnesseth, *that the Grantors, for and in consideration of* ONE DOLLAR ($1.00) and other good and valuable consideration

lawful money of the United States of America, to the Grantors 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 Grantors being therewith fully satisfied, do 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* Town *of* Montclair *in the County of* Essex *and State of New Jersey, more particularly described as follows:*

BEGINNING in the southerly line of Mt. Hebron Road, as said Mt. Hebron Road is laid out 60.00 feet wide, at a point therein distant 777.08 feet easterly, as measured along the aforesaid southerly line of Mt. Hebron Road from its intersection with the most easterly line of Valley Road, the said beginning point being in the northeasterly corner of land now or formerly of John L. Riordan and wife; thence (1) South 74 degrees 51 minutes East, and along the aforesaid southerly line of Mt. Hebron Road, a distance of 65.00 feet to a point; thence (2) South 15 degrees 9 minutes West, and at right angles to the aforesaid most southerly line of Mt. Hebron Road, a distance of 177.83 feet to a point in the northeasterly line of land now or formerly of Andrew Endress and wife; thence (3) North 52 degrees 16 minutes 40 seconds West, and along the northeasterly line of land now or formerly of Andrew Endress, as aforesaid, a distance of 75.14 feet to a point in the southeasterly line of Patton Place; thence (4) North 41 degrees 9 minutes East, and along the aforesaid southeasterly line of Patton Place, a distance of 10.00 feet to the corner formed by the intersection of the southeasterly line of Patton Place and the most northerly line of Nassau Road; thence (5) North 15 degrees 9 minutes East, and along the most easterly line of land now or formerly of John L. Riordan and wife, as aforesaid, a distance of 140.00 feet to the southerly line of Mt. Hebron Road and the place of Beginning.

BEING the same premises conveyed to the Grantor herein by deed from Richard H. Brown dated February 1, 1964 and recorded February 18, 1964 in the office of the Register of Essex County in Deed Book 3999, page 123.

2321471

44 Mt. Hebron Rd.

MAP 3 BLOCK D LOT 13

Inglow 17 17 Grady

ASSESSOR'S OFFICE
RECEIVED
MAR 13 1964

919—Deed—Bargain and Sale—(Cov. Against Grantor). Individual or Corporation.

JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS
80 EXCHANGE PLACE AT BROADWAY, NEW YORK

BOOK 3999 PAGE 123

This Indenture,

Made the first *day of* February, *, in the year of our Lord One Thousand Nine Hundred and* Sixty-four.

Between

RICHARD H. BROWN
residing at 3406 - 81st Street,
Jackson Heights, Long Island, New York,
party of the first part;

xxxxx xxxx xxxxxxxx
xxxxxxxxx xxxxxxxxxxxxxxxxxx

And PATRICIA BROWN DELATE
residing at 44 Mt. Hebron Road,

RECEIVED & RECORDED
REGISTER'S OFFICE
ESSEX COUNTY, N.J.
FEB 18 10 22 AM '64
Mildred Pettibone
REGISTER

in the Town *of* Montclair, *County of* Essex *and State of* New Jersey, *party of the second part;*

R.S. None

Witnesseth, *That the said party of the first part, for and in consideration of* One ($1.00) Dollar and other good and valuable consideration and love and affection *lawful money of the United States of America, to* him *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, ha* s *given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed and by these presents do* es *give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said party of the second part, and to* her heirs *and assigns, forever,*

All that certain *tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the* Town *of* Montclair, *County of* Essex *and State of* New Jersey:

BEGINNING in the southerly line of Mt. Hebron Road, as said Mt. Hebron Road is laid out 60.00 feet wide, at a point therein distant 777.08 feet easterly, as measured along the aforesaid southerly line of Mt. Hebron Road from its intersection with the most easterly line of Valley Road, the said beginning point being in the northeasterly corner of land now or formerly of John L. Riordan and wife; thence (1) South 74 degrees 51 minutes East, and along the aforesaid southerly line of Mt. Hebron Road, a distance of 65.00 feet to a point; thence (2) South 15 degrees 9 minutes West, and at right angles to the aforesaid most southerly line of Mt. Hebron Road, a distance of 177.83 feet to a point in the northeasterly line of land now or formerly of Andrew Endress and wife; thence (3) North 52 degrees 16 minutes 40 seconds West, and along the northeasterly line of land now or formerly of Andrew Endress, as aforesaid, a distance of 75.14 feet to a point in the southeasterly line of Patton Place; thence (4) North 41 degrees 9 minutes East, and along the aforesaid southeasterly line of Patton Place, a distance of 10.00 feet to the corner formed by the intersection of the southeasterly line of Patton Place and the most northerly line of Nassau Road; thence (5) North 15 degrees 9 minutes East, and along the most easterly line of land now or formerly of John L. Riordan and wife, as aforesaid, a distance of 140.00 feet to the southerly line of Mt. Hebron Road and the place of Beginning.

This conveyance is made subject to covenants and restrictions of

1460204
44 Mt. Hebron Rd MAP 3 BLOCK D LOT 13

record, if any, zoning ordinances of the Town of Montclair and to such facts as an accurate survey may disclose, and subject further to the terms and conditions of an indenture dated September 30th, 1947, recorded in Deed Book L-110, page 237, entered into between the Carlisle Road Corporation and the Town of Montclair, creating an easement for the laying, construction and maintenance of pipes for the transmission of water.

BEING the same premises conveyed to the Party of the First Part by Deed of Anthony V. Cancelosi and Josephine Cancelosi, his wife, dated August 18th, 1960 and recorded August 29th, 1960 in the Essex County Register's Office in Book 3738 of Deeds for said County at Page 142.

ASSESSOR'S OFFICE
RECEIVED
SEP 29 1960

919—Deed—Bargain and Sale—(Cov. Against Grantor). Individual or Corporation.

JULIUS BLUMBERG, INC. LAW BLANK PUBLISHERS 80 EXCHANGE PLACE, BROADWAY, NEWARK, N.J.

BOOK 3738 PAGE 142

This Indenture,

Made the 18th *day of* August *, in the year of our Lord*
One Thousand Nine Hundred and Sixty.

Between

ANTHONY V. CANCELOSI and JOSEPHINE CANCELOSI, his wife, residing at 388 Ridgewood Avenue,

Garden State title

in the Borough *of* Glen Ridge *County of* Essex
and State of New Jersey *party of the first part;*

And

RICHARD H. BROWN,
residing at 3406- 81st Street,
Jackson Heights, Long Island, New York

~~[illegible]~~ *of* ~~[illegible]~~
party of the second part;

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J.
AUG 29 11 06 AM '60
Chas. W. Morgan REGISTER

Witnesseth, *That the said party of the first part, for and in consideration of* ONE DOLLAR ($1.00) 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, ha* ve *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* his heirs *and assigns, forever,*

All that certain
tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the Town *of* Montclair *County of* Essex
and State of New Jersey.

BEGINNING in the southerly line of Mt. Hebron Road, as said Mt. Hebron Road is laid out 60.00 feet wide, at a point therein distant 777.08 feet easterly, as measured along the aforesaid southerly line of Mt. Hebron Road from its intersection with the most easterly line of Valley Road, the said beginning point being in the northeasterly corner of land now or formerly of John L. Riordan and wife; thence (1) South 74 degrees 51 minutes East, and along the aforesaid southerly line of Mt. Hebron Road, a distance of 65.00 feet to a point; thence (2) South 15 degrees 9 minutes West, and at right angles to the aforesaid most southerly line of Mt. Hebron Road, a distance of 177.83 feet to a point in the northeasterly line of land now or formerly of Andrew Endress and wife; thence (3) North 52 degrees 16 minutes 40 seconds West, and along the northeasterly line of land now or formerly of Andrew Endress, as aforesaid, a distance of 75.14 feet to a point in the southeasterly line of Patton Place; thence (4) North 41 degrees 9 minutes East, and along the aforesaid southeasterly line of Patton Place, a distance of 10.00 feet to the corner formed by the intersection of the southeasterly line of Patton Place and the most northerly line of Nassau Road; thence (5) North 15 degrees 9 minutes East, and along the most easterly line of land now or formerly of John L. Riordan and wife, as aforesaid, a distance of 140.00 feet to the southerly line of Mt. Hebron Road and the place of Beginning.

This conveyance is made subject to covenants and restrictions of record, if any, zoning ordinances of the Town of Montclair and to such facts as an accurate survey may disclose, and subject further to the terms and conditions of an indenture dated September 30th, 1947, recorded in Deed Book L-110, page 237, entered into between the Carlisle Road Corporation and the Town of Montclair, creating an easement for the laying, construction and maintenance of pipes for the transmission of water.

BEING the same premises conveyed to the Parties of the First Part by Deed of John J. Cali and Alice Cali, his wife, dated February 28th, 1955 and recorded March 2, 1955 in the Essex County Register's Office in Book 3297 of Deeds for said County at Page 583-585.

$26.40



#87 L.G.

3 D 13

ESSEX COUNTY REGISTER'S OFFICE

44 Mt Hebron Rd
7300

WAR

DEED

By JOHN J. CALI AND ALICE HIS WIFE
MONTCLAIR N J

ANTHONY V. CANCELOSI AND 10%

To JOSEPHINE HIS WIFE
#44 MT HEBRON RD MONTCLAIR N J

Block ..... **Lot** .....

Dated 2-28-55 **Ack** 2-28-55

Rec. 3-2-55 **Book** 3297 583

Returned to: Philip L. Manganaro
449 Franklin Av
Nutley N.J.

Stamps $20.35 **Cons.** $1.

Liens ---

ASSESSOR'S OFFICE RECEIVED MAR 21 1955 Per

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B in the S li of Mt Hebron Rd as sd Mt Hebron Rd is laid out 60.00 ft wide at a pt thrn dist 777.08 ft E as meas alg the afsd S li of Mt. Hebron Rd fr its inter with the most E li of Valley Rd the sd beg pt being in the NELY cor of land n/f of John L. Riordan and wife;

Th (1) S 74 deg 51 min E and alg the afsd S li of Mt. Hebron Road, a dist of 65.00 ft to a pt;

Th (2) S 15 deg 9 min W and at r/a to the afsd most S li of Mt. Hebron Rd a dist of 177.83 ft to a pt in the NELY li of land n/f of Andrew Endress and wife;

Th (3) N 52 deg 16 minutes 40 sec W and alg the NELY li of land n/f of Andrew Endress as afsd a dist of 75.14 ft to a pt in the SELY li of Patton Place;

Th (4) N 41 deg 9 min E and alg the afsd SELY li of Patton Pl a dist of 10.00 ft to the cor fm by the inter of the SELY li of Patton Pl and

the most N li of Nassau Road;
Th (5) N 15 deg 9 min E and alg the most E li of land n/f of John L. Riordan and wife as afsd a dist of 140.00 ft to the S li of Mt. Hebron Road and the pl of B.
Terms and conditions in L.110 pg 23 7
RECITES: SA: L.113 pg 1.

#4 AON

ESSEX COUNTY REGISTER'S OFFICE

44 Mt. Hebron 5900

MAP 3 BLOCK D LOT 13

W **DEED**

By BERNARD R FIERING & THELMA E WIFE
MONTCL

To JOHN J CALI & ALICE WIFE
CLIFTON PASSAIC CO

Block **Lot**

Dated 5-31-49 **Ack** 5-31-49

Rec. 6-1-49 **Book** L-113 1

Returned to: Nutley Mtge & T Gty Co
Nutley

B

Stamps $17.60 **Cons.** $1.

Liens None

ASSESSOR'S OFFICE RECEIVED JUN 11 1949 Per

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B in the S l of Mt Hebron Road as sd Mt Hebron Road is laid out 60.00 ft wide at a pt therein dist 777.08 ft E as meas alg the aforesd S l of Mt Hebron Road fr m its inter with the most E l of Valley Road sd B pt being in the N E cor of land n/f of John L Riordan and wife

TH S 74° 51' E and alg the aforesd S l of Mt Hebron Road a dist of 65.00 ft to a pt

TH S 15° 9' W and at r/a to the aforesd most S lof Mt Hebron Road a dist of 177.83 ft to a pt in the N E l of land n/f of Andrew Endress and wife

TH N 52° 16' 40" W and alg the N E l of land n/f of Andrew Endress as aforesd a dist of 75.14 ft to a pt in the S E l of Patton Pl

TH N 41° 9' E and alg the aforesd S E lof Patton Pl a dist of 10.00 ft to the cor formed by the inter of the S E l of Patton Pl and the most N l of Nassau Road

TH N 15° 9' E and alg the most E l of land n/f of John L Riordan and wife as aforesd a dist of 140.00 ft to the S l of Mt Hebron Road and pl of B

See Deed L-110 237 RECITE S A F-111 116

#55 ELR

ESSEX COUNTY REGISTER'S OFFICE

44 Mt Hebron Rd
1948 - 5300 (1)

MAP 3 BLOCK D LOT 13 B

WTY ..... **DEED**

By CARLISLE ROAD ORPORATION
A CORPORATION OF NJ

NO ADDRESS

To BERNARD R. FIERING AND THELMA E.
HIS WIFE.
930 MADISON AVE. PLAINFIELD

Block ..... Lot .....

Dated 10-9-47 Ack 10-9-47

Rec 10-29-47 Book .....

Returned to: Essex Title Gty & Trust Co.
Montclair

Stamps $16.50 Cons. $1

Liens NONE

ALL INTEREST IN ~~MONTCLAIR~~ LANDS DESCRIBED AS FOLLOWS:

B at a pt on the S s of Mount Hebron Rd a 60 ft st in accordance with the tax map of the Town of Montclair and dist therein E 777.08 ft fr its inter with the E s of Valley Rd;
RUN TH (1) S 15° 9' W 140 ft to the inter of the N s of Nassau Rd and the E s of Patton Pl;
TH (2) S 41° 9' W alg sd E s of Patton Pl 10 ft to a pt in the N s of ld now or fmly of Andrew Endres;
TH (3) thru lds of the party of the 1st part on a course of S 52° 16' 40" E 75.14 ft;
TH (4) N 15° 9' E 177.83 ft to the S s of Mt Hebron Rd;
TH (5) Alg sd l N 74° 51' W 65 ft to pt and pl of b.
RECITES SA bydeed dated 4-30-47 and rec 4-30-47 in the Reg Off of Essex Co as #81

#54 ELR

ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK D LOT 13 pt

B & S .....**DEED**

By CARLISLE ROAD CORPORATION
A CORPORATION OF NJ
NO ADDRESS

To ANDREW ENDRES AND EMMA HIS WF
21 PATTON PL.
MONTCLAIR

Block ..... Lot add to lot 14

Dated 10-9-47 Ack 10-9-47

Rec 10-29-47 Book .....

Returned to: Essex Title Guaranty & Trust Co.
Montclair

Stamps NONE Cons. $1.

Liens NONE

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B at a pt on the E s of Patton Pl dist therein S on a course of S 41° 9' W fr the N l of Nassau Rd;
RUN TH (1) Alg sd l of ldof the party of the 2nd part S 48° 51' E 77.20 ft;
TH (2) N 15° 9' E 5 ft to l of ld sold by the party of the 1st part to Bernard R. Fiering and Thelma E. Fiering, his wf;
TH (3) Alg ther l N 52° 16' 40" W 75.14 ft to the E s of Patton Pl at the pt and pl ofB.
RECITES SA by deed dated 4-30-47 and rec 4-30-47 in Reg Off of Essex Co as #81
Bg a triangular piece of ld no frontage on Patton Pl and a width at its base of 5 ft.

#53 ELR

(water line) Right of Way

ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK D LOT 13 pt.

B & S **DEED**

By CARLISLE ROAD CORPORATION
A CORPORATION OF NJ
NO ADDRESS

To TOWN OF MONTCLAIR
A MUNICIPAL CORPORATION OF NJ
NO ADDRESS

Block ..... Lot .....

Dated 9-30-47 Ack 9-30-47

Rec 10-29-47 Book .....

Returned to: Essex Title Gty & Trust Co
Montclair

Stamps NONE Cons. $1

Liens NONE

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B at a pt on the S s of Mt Hebron Rd as presently laid out dist E alg sd Rd 842.08 ft fr the E s of Valley Rd;
TH (1) S 15° 9' W 150 ft;
TH (2) N 74° 51' W 65 ft M/L to the N l of prop now or fmly of Andrew Endress and wf;
TH (3) Alg sd l of prop now of Endress N 52° 16' 40" W 3.5 ft M/L to the E s of Patton Pl;
TH (4) Alg sd E s of Patton Pl N 41° 9' E 10 ft to its inter with the S s of Nassau Rd
TH (5) S 74° 51' E 55 ft;
TH (6) N 15° 9' E 140 ft to the S s of Mt Hebron Rd;
TH (7) Alg sd S s of Mt Hebron Rd S 74° 51' E 10 ft the pt of b

#81 GMK

note meas.

ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK D LOT 13+31 &

44 Mt Hebron Rd
800.

W DEED

By KATHERINE K. RIORDAN & JOHN L.
HER HUSB.
MONTCLAIR, N.J.

To CARLISLE ROAD CORPORATION

Block Lot

Dated 4/30/47 Ack 4/25/47 4/28/47

Rec 4/30/47 Book G 109-373

Returned to: BOYD, DODD, KEER & BOOTH
483 BLOOMFIELD AVE.
MONTCLAIR, N.J

Stamps $1.65 Cons. $1.

Liens NONE

ASSESSOR'S OFFICE RECEIVED SEP 29 1947 Per

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B at pt of inter. of N si Nassau Rd. wi E si Patton Place
TH RNG alg sd E si Patton Pl. S 41° 9' W 10 ft to li lds now or fmly of Andrew Endress & wf;
TH alg sd li now or fmly of Endress S 48° 51' E 158.48 ft m or l to rear li ld now or fmly of A. W. Godfrey;
TH alg sd last mntd li N 26° 53' 40" E 66.46 ft to an angle;
TH still alg sa N 64° 22' 40" E 157.10 ft to another angle;
TH still alg sa N 16° 13' 40" E 62.58 ft to Mt. Hebron Rd;
TH alg Mt. Hebron Rd. N 78° 33' 20" W 187.78 ft;
TH still alg sa N 74° 51' W 87.37 ft to E li of other prop. now or fmly of John L. Riordan & wf;
TH alg sd last mntd li S 15° 9' W 140 ft to Nassau Rd. at pt of B.
RECITES SA L 107-289.

#5 AON

ESSEX COUNTY REGISTER'S OFFICE MAP 3 BLOCK D LOT 13

note meas.

Mt. Hebron Rd

700.

W DEED

By

KATHARINE JAHN & LILLIAN V SPEIR &
LOUIS DEAN SPEIR HUSB
NO ADDRESS GIVEN

To

KATHERINE K RIORDAN
31 NASSAU ROAD MONTCL

Block Lot

Dated 4-12-46 Ack 4-12-46

Rec 5-18-46 Book

Returned to:
Katherine K Riordan
31 Nassau Rd Up Montcl

Stamps $.55 Cons. $500.

Liens None

ASSESSOR'S OFFICE RECEIVED SEP 5 1946 Per

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B at the pt of inter of the N sd of Nassau Road with the E sd of Patton Pl as shown on Map of property of Godfrey Corp Up Montcl made Mar 20 1912 by F W Crane C E

TH alg sd E sd of Patton Pl S 41° 9' W 10 ft
TH thru lot #14 as shown on sd map S 48° 51' E 158.48 ft m/l to rear l of land n/f of A W Godfrey
TH alg sd last ment l N 26° 53' 40" E 66.76 ft to an angle
TH still alg same N 64° 22' 40" E 157.10 ft to another angle
TH still alg same N 16° 13' 40" E 62.58 ft to Mt Hebron Road
TH alg Mt Hebron Road N78° 33' 20" W 187.78 ft
TH still alg same N 74° 51' W 87.37 ft to E l of lot #12 on above ment map
TH alg sd last ment l S 15° 9' W 140 ft to Nassau Road and pl of B
Being lot 13 and N E 10 ft of lot #14 on above-ment map
RECITE S A Q-100 371

R 11 WTTY

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

Mt Hebron Rd

MAP 3 BLOCK II LOT 13

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO _____ AND _____ HEIRS,
SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

T 532-9-41-15M
N. J. R. T. I. CO.

DEED _____ Block _____ No. _____

Date of Deed MAY 26/42 19 Liber Q 100 pa. 371-372

Cons. $ 10 Ack'd MAY 26/42 19 Recorded JUL 11/42 19

Grantors

DECATUR CORPORATION, A CORP
OF N J

NO STAMPS
FRFRANCIS J HOLL, MCC NJ

Grantees

KATHARINE JAHN [UNMAR] OF
CRANFORD, N J, AND LILIAN V
SPEIR[WF OF LOUIS DEAN SPEIR]
REMSENBURG, N Y, AS JOINT TEN-
ANTS WI RIGHT OF SURVIVORSHIP
AND NOT AS TENANTS IN COMMON

Premises MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE _____ AND TO _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT PT OF INTER OF N SI NASSAU RD WI E SI
PATTON PL, AS SHOWN ON MAP OF PROP OF GOD-
FREY CORP, UPPER MONTCLAIR, MADE MAR 20/12
F W CRANE, C.E.
TH ALG E SI PATTON PL S 41°9'W 10FT
TH THRU LOT 14 ON MAP S 48°51'E 158.48FT ±
TO REAR LI OF LD NOW OR FMLY OF A W GODFREY
TH ALG SD LAST MENTD LI N 26°53'40"E 66.76FT
TO AN ANGLE
TH STL ALG SA N 64°22'40" E 157.10FT TO
ANOTHER ANGLE
TH STL ALG SA N 16°13'40"E 62.53FT TO MT
HEBRON RD
TH ALG MT HEBRON RD N 78°33'20" W [OVER]

187.78FT
TH STL ALG SA N 74°51'W 87.37FT TO E LI LOT 12 ON MAP
TH ALG SD LAST MENTD LI S 15°9'W 140FT TO NASSAU RD AT PL OF B.
BG LOT 13 AND NE 10FT OF LOT 14 ON MAP.
SUBJ TO RESTRS OF REC. SUBJ TO A MTG FOR $3000 REC IN K 71, P 185.

F 17 B & S

MAP 3 BLOCK D LOT 13/12

TOWN 10 MONTCLAIR

MAP 1 BLOCK a LOT 5 all 12 8+6

DEED ..... BLOCK ..... NO. .....

DATE OF DEED SEPT 15/32 19 ..... LIBER E 85 PA. 58 62

CONS. $ 1 ACK'D SEPT 20/32 19 ..... RECORDED SEPT 21/32 19 .....

APPLICATION NO. .....

EXAMINED

RECORD OF INSTRUMENT .....

HAB: UNTO ..... AND ..... HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

GRANTORS

THE RUSSELL COMPANY
CORP N J

Note
This change does not include all of the Russell Co. property the remainder of the Russell Co property on sheet 10 remains the same until such time as deeds come in
C Barnes

GRANTEES

DECATUR CORPORATION
CORP N J

PREMISES VERONA, MONT, CEDAR GROVE

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE ..... AND TO ..... HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

1ST TR

B AT PT INTER OF SE SIDE OF PRESENT L OF DOUGLAS PL AS LAID OUT BY DAVID DOUGLAS WITH SW L OF PROP OF THE ERIE RAILROAD COMPANY, WHICH PT IS NW L OF LD NOW OR FMLY DAVID DOUGLAS & IS DIS 356.08 FT FR NE L OF SUNSET AVE

TH SW L LD OF ERIE R.R. PROP WHICH IS ALG NE BOUNDARY L LD NOW OR FMLY OF DAVID DOUGLAS IN E DIR 405 FT ± TO PT WHICH IS NE CDR OF LD NOW OR FMLY OF DAVID DOUGLAS

TH ALG S BOUNDARY L LD NOW OR FMLY OF DAVID DOUGLAS S 42°42' W 340 FT ± TO NE L OF LD NOW OR FMLY OF PHILIP E. CONNELL &WF

[OVER]

FIDELITY UNION TITLE AND MORTGAGE GUARANTY COMPANY

4-31 65M F.

TH ALG NE L OF LD SD PHILIP E CONNELL & WF N 49° 31' W 125 FT ± TO LD CONV BY DOUGLAS TO PAULSEN

TH N 45° 33' E 125 FT TO A PT

TH N 49° 31' W 95 FT TO A PT

TH N 44° 17' W 165 FT TO SE SIDE OF DOUGLAS PL AS AFSD

TH ALG SD SE SIDE OF DOUGLAS PL N 45° 33' E 81.08 FT TO PL OF B

EXCEPTING OUT OF THE ABV DES PREM THE FOLLOWING TR OF LD

B AT PT INTER OF SE L DOUGLAS PL WITH SW L LDS OF ERIE R R CO, WHICH PT IS DIS 356.08 FT FR NE L OF SUNSET AVE

TH ALG SE L DOUGLAS PL S 45°33' W 81.08 FT TO INTER WITH CEN L DOUGLAS PL

TH S 44° 17' E 140 FT

TH N 45° 33' E 115 FT TO SW L OF LDS ERIE R R CO

TH ALG LAST MENT L IN N DIR 150 FT ± TO SE L OF DOUGLAS PL AT PL OF B

RECITES P 81 280

3-R-13

2ND TR IN MONT

B AT PT INTER OF N SIDE OF NASSAU RD WITH E SIDE PATTON PL SHOWN ON "MAP OF PROP GODFREY CORP, UPPER MONT, N J, MD MAR 20 1912 F W. CRANE, C E

TH ALG SD E SIDE OF PATTON PL S 41° 9' W 10 FT

TH THRU LOT 14 SHOWN ON S D MAP S 43°51' E 153.43 FT ± TO NEAR L LD NOW OR FMLY OF A.W. GODFREY

TH ALG LAST MENT L N 26° 53'40" E 66.76 FT TO AN ANGLE

TH STILL ALG SA N 64°22'40" E 157.10 FT TO ANOTHE ANGLE

TH STILL ALG SA N 16° 13'40" E 62.53 FT TO NT HEBRON RD

(OVER)

TH ALG MT HEBRON RD N 78° 33'20"W 187.73 FT
TH STILL ALG SA N 74°51'W 87.37 FT TO E L LOT 12 ON THE ABV MENT MAP
TH ALG SD LAST MENT L S 15°9'W 140 FT TO NASSAU RD & B
BEING OT 13 & NE 10 FT LOT 14 ON ABV MENT MAP
RECITES V 81 468
3RD TR IN CEDAR GROVE
B AT OT IN CEN L RIDGE RD S OF THE CEDAR GR RESERVOIR & SW COR OF LD OF THE CITY OF NWK
TH ALG CEN L OF RIDGE RD S 37° 41'W 35.08 FT
TH STILL ALG THE CEN L RIDGE RD S 38° 31'30"W 285.55 FT
TH STILL ALG THE CEN L RIDGE RD S 42° 16'30"W 34.37 FT TO LD NOW OR FMLY OF E.E. TAYLOR
TH ALG SD LD OF TAYLOR S 62° 50'E 1480.90 FT TO LD SD TO BLG TO EST OF CAROLINE B.SELLEW
TH ALG THAR LD N 22° 41'E 346.62 FT TO LD OF THE CITY OF NWK
TH ALG SD LD N 62° 44'50" W 1382.20 FT TO CEN L RIDGE RD AT PL OF B
RECITES PART Q 77 518 521
4TH TR IN MONT 10-A-12
B AT NW COR OF LOT 8 OF THE FARM LD IN THE PARTITION BET THE HEIRS OF JACOB COEYMAN,[NOW SPELLED CUEMAN] IN PROCEEDING ENROLLED IN Q 5 578 ON JUNE 15/1858 IN CLERK OFF AT TRENTON AS SHOWN ON MAP OF SD DIV WHICH LOT 8 WAS ALLOTTED TO HANNAH STAGER IN SD DIV.

[OVER]

T. 38 6-31 10M F.

TH ALG L SD LOT 8 S 24° 38' 40" W 428.36 FT
TH N 80° 3' W 253.44 FT TO L LOT 11 ALLOTTED TO JACOB CUEMAN IN SD PARTITION
TH ALG LAST MENT L N 24° 18' 30" E 454.56 FT TO L LOT 5
TH ALG L LOTS 5,6,& 7 S 74° 7' E ~~XX~~ 250.82 FT TO PL OF B
RECITES Q 77 480

5TH TR IN MONT 1 - A - 5 all V 7 pt Bal of lot 7 new no. 8

B AT PT IN W L OF HIGHLAND AVE DIS NE SE ALG SA 511.78 FT FR N L OF NORMAL AVE & AT COR OF LD CONV TO BENSON
TH ALG SD W L OF HIGHLAND AVE N 29° 53' E 174 FT TO COR LD SOLD TO HATCH
TH ALG LAST MENT LD N 60° 7' E W 230' FT ± TO L TP CEDAR GR & LDS NOW OR FMLY OF CHAS T. SPEAR
TH ALG LAST MENT LD & LD NOW OR FMLY OF PETER G.SPEAR S 22° 51' 30" W 115.92 FT ± TO AN ANGLE
TH STILL ALG LD NOW OR FMLY OF PETER G SPEAR & LDS NOW OR FMLY IF GRACE L. MC DONALD S 41° 30' 50" W 60.79 FT ± TO LD OF BENSON AFSD
TH ALG LAST MENT LD S 60° 7' E 227.35 FT TO W L HIGHLAND AVE & B

6TH TR IN MONT 1 - B - 12 V

AT PT IN E SIDE OF PROPOSED EXT OF HIGHLAND AVE DIS N ALG SA 178.73 FT FR INTER OF SD E SIDE OF HIGHLAND AVE WITH N SIDE OF NORMAL AVE WHICH B PT IS NW COR OF LDS NOW OR FMLY OF LORD
TH S 81° 00' E 129.74 FT TO A PT
TH S 60° 7' E 28.75 FT TO OTHER LDS NOW OR FMLY OF SIMPSON

[OVER]

TH ALG SA STIL FURTHER ALG LDS NOW OR FMLU OF SCHERF N 29°53'E 104.46 FT
TO LD NOW OR FMLY OF SPEER
TH N 60° 7'W 150 FT TO E SIDE OF HIGHLAND AVE
TH ALG SA S 29° 53'W 150.63 FT TO PL OF B
7TH TR IN MONT 1- B-3+5
B AT PT IN E SIDE OF PROPOSED EXT OF HIGHLAND AV DIS N ALF THE SA 537.36 FT FR INT
OF SD E SIDE OF HIGHLAND AVE WITH N SIDE OF NORMAL AVE WHICH B PT IS NW COR OF
LDS NOW OR FMLY GRACE L. MAC DONALD
TH S 60° 7'E 175 FT TO LDS NOW OR FMLY OF PETER G. SPEAR
TH ALG LAST MENT LD & LD NOW OR FMLY OF CRESWICK & CHAS T. SPEAR N 29°53'E
208 FT TO LD NOW OR FMLY NORMAN
TH ALG LAST MENT LD N 60° 7'W 175 FT TO SD E SIDE OF HIGHLAND AVE
TH ALG SA S 2 ° 53'W 208 FT TO PL OF B
THE 5TH 6TH & 7TH TRACTS RECITES PART Q 77 518 5 1

SUB TO XZSZXX ALL ENCUMBRANCES

T. 38 6-31 10M-F.

Z 33 B & S

MAP 3 BLOCK D LOT 13

APPLICATION NO. 3013

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO ..... AND ..... HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

DEED ..... BLOCK ..... NO. .....

DATE OF DEED DEC 16/30 19 ..... LIBER ..... PA .....

CONS. $ 1. ACK'D JAN 5/30 31 19 ..... RECORDED JAN 7/30 31 19 .....

GRANTORS

AARON W, GODFREY

CLARE GODFREY, HIS WF

GRANTEES

THE RUSSELL COMPANY

A CORP N J

PREMISES MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE ..... AND TO ..... HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT THE PT OF INTER OF N S NASSAU RD
WITH E S PATTON PL AS SHOWN ON MAP PROP
GODFREY CORP, UPPER MONT, N J, MADE MAR
20/12 BY F, W, CRANE, C, E,
TH ALG SD E S PATTON PL S 41° 9' W 10 FT
TH THRU LOT 14 AS SHOWN ON SD MAP S 48° 51' E
158.48 FT ± TO REAR L LD SD A, W, GODFREY
TH ALG SD LAST MENTD L N 26° 53' 40" E
66.76 FT TO AN ANGLE
TH STILL ALG SA N 64° 22' 40" E 157.10 FT
TO ANOTHER ANGLE
TH STILL ALG SA N 16° 13' 40" E 62.58 FT TO
MT HEBRON RD [OVER]

FIDELITY UNION TITLE AND MORTGAGE GUARANTY COMPANY.

T. 29 2-30 50M F.

TH ALG MT HEBRON RD N 78° 33' 20" W 187.78 FT
TH STILL ALG SA N 74° 51' W 87.37 FT TO E L LOT 12 ON ABOVE MENTD MAP
TH ALG SD LAST MENTD L S 15° 9' W 140 FT TO NASSAU RD & B
BG LOT 13 & NE 10 FT OF LOT 14 ON ABOVE MENTD MAP
RECITES SA Q-77 518 DSCRD IN SD DEED AS 3RD TRACT,
THIS DEED BG GIVEN FOR THE PURPOSE OF CORRECTING CER ERRORS IN DES AS CONTAINED IN SD DEED

M 12 B & S

MAP 3 BLOCK I LOT 13 MONTCLAIR

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO ..... AND ..... HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

DEED ..... BLOCK ..... NO. 1 - A - 3, 5, 7
1 - B - 3, 5, 12

DATE OF DEED MAR 7/28 19 LIBER PA

CONS. $ 1 ACK'D MAR 9/28 19 RECORDED MAR 10/28 19

GRANTORS

AARON W. GODFREY [UNMARRIED]

GRANTEES

THE RUSSELL COMPANY
CORP OF N J

PREMISES MONTCLAIR, VERONA & CEDAR GROVE

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE ..... AND TO ..... HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

#1 CEDAR GROVE

B AT PT IN CENTRE L OF RIDGE RD S OF CEDAR GROVE RESERVOIR & AT SWLY COR OF LD OF CITY OF NWK

TH ALG CENTRE L OF RIDGE RD S 37° 41' W 35 FT & 08/100 FT

TH STILL ALG CENTRE L OF RIDGE RD S 38° 31' 30" W 285.55 FT

TH STILL ALG CENTRE L OF RIDGE RD S 42° 16' 30" W 34.37 FT TO LD NOW OR FMLY OF E.E. TAYLOR,

TH ALG SD LD OF TAYLOR S 62° 50' E 1480.90 FT TO LD SD TO BELG TO ESTATE OF

CAROLINE B. SELLEW. -OVER

T. 29 8-27 50M. F.

TH ALG THAT LD N 22° 41′ E ~~XX~~ 346.62 FT TO LD OF THE CITY OF NWK
TH ALG SD LD N 62° 44′ 50″ W 1382.20 FT TOCENTRE L OF RIDGE RD AT PT OR PL OF B
RECITES SA V 76 120 121

~~XX~~ #2 CEDAR GROVE

B AT PT IN SLY L OF CEDAR ST AT NE COR OF LD NOW OR FMLY OF A.W.WYNNE, NOW SD TO BE OF S.W. BOARDMAN; ABT 1100 FT E OF RIDGE RD
TH IN ELY DIR ALG CEDAR ST S 63° 10′ E 665.33 FT TO LD FMLY OF THE ESTATE OF SARAH LORD, & NOW OF THE VACO REALTY CO,
TH ALG L OF THAT LD S 26° 30′ W 229.4 FT TO THE SLY L OF LD OF THE ©
TH ALG SLY L OF HIS LD N 63° 40′ W 663.03 FT TO LD OF BOARDMAN AS AFSD
TH ALG BOARDMAN'S L N 25° 56′ E 235.26 FT TO CEDAR ST AT THE PT OR PL OF B
RECITES SA X 76 221 222

#3 MONTCLAIR BAT PT OF INTER OF NLY S OF NASSAU RD WITH WLY S OF PATTON PL, AS SHOWN ON "MRP OF PROP OF GODFREY CORP, UPPER MONTCLAIR, N J" MADE MAR 20,1912 BY F.W.CRANE,C.E,
TH ALG SD WLY S OF PATTON PL S 41° 9′ W 10 FT
TH THRU LOT #14 AS SHOWN ON SD MAP S 48° 51′ E 158.48 FT ± TO REAR L OF LD OF SD A.W.GODFREY
TH ALG SD LAST MENTD L N 26° 53′ 40″ E 66.76 FT TO AN ANGLE
TH STILL ALG SA N 64° 22′ 40″ E 157.10 FT TO ANOTHERANGLE
TH STILL ALG THE SA N 16° 13′ 90″ E ~~XX~~ 62.58 FT TO MOUNT ~~HERRXX~~ HEBRON RD
TH ALG MT.HEBRON RD N 78° 33′ 20″ W 187.78 FT [OVER]

3-D-13

THENCE STILL ALG SA N 74° 51' W 87.37 FT TO ELY L OF LOT #12 ON ABV MENTD MAP
TH ALG SD LAST MENTD L S 50° 9' W 140 FT TO NASSAU RD AT PT OF B
BG LOT #13 & NELY 10 FT OF LOT #14 ON ABV MENTD MAP
RECITES SA C 71 170 BG THE 3RD AND 11TH TRACTS IN SD DEED

#4 VERONA out B AT PT IN SLY L OF CHESTNUT RD WHERE SA IS INTER BY MOST NLY
COR OF LOT #22 NOW OR LATE OF B.R.ROSE,
TH ALG WLY L OF LOT #22 S 27° 9, W 145.27 FT TO NLY L OF LOT #24
TH ALG NLY L OF LOT #24 N 60° 26' W 155 FT TO ELY L OF OAKRIDGE RD
TH ALG SD ELY L OF OAKRIDGE RD N 31° 40' E 104.37 FT TO SLY L OF CHESTNUT RD
TH ELY ALG SLY L OF CHESTNUT RD FOR DIST OF 150.93 FT TO PT OR PL OF B
BG XX LOT #23 AS SHOWN ON MAP OF SUNNYWOOD HEIGHTS AT BORO OF VERONA, N J
PROP OF CLINTON D.BALDWIN AND GILBERT B PEASE, PROVOST AND MATTHEWS, SURVS
CALDWELL, N J NOV 1909
RECITES SA R 77 306 ETC

#5 MONTCLAIR B AT PT IN ELY S OF PROPOSEDEXTENSION OF HIGHLAND AVE DIST
NLY ALG SA 178.73 FT FR INTER OF SD ELY S OF HIGHLAND AVE WITH NLY S OF NORMAL
AVE WHICH B PT IS THE NW COR OF LDSX NOW OR FMLY OF LORD
TH S 81°0' E 129.74 FT TO PT
TH S 60° XXXXXX.7' E 28.75 FT TO OTHER LDS OF THE ©
TH X ALG SA & STILL FURTHER ALG LDS NOW OR FMLY OF SCHERG N 29° 53' E 104.46 FT
TO LD NOW OR FMLY OF SPEER, -OVER

1-B-12

T. 38 12-27 2M F.

TH N 60° 7' W 150 FT TO ELY S OF HIGHLAND AVE
TH ALG SA S 29° 53' W 150.63 FT TO PT OR PL OF B
BG THE 2ND TRACT AS DES IN DEED REC IN B 74 333 334

#6 MONTCLAIR B AT PT ON WLY S OF PROPOSED EXTENSION OF HIGHLAND AVE DIST N LY ALG SA 555.78 FT FR INTER OF SD WLY S OF HIGHLAND AVE WITH NLY S OF NORMAL AVE WHICH B PT IS NELY COR OF LD NOW OR FMLY OF MACDONALD
TH ALG SD L N 60° 7' W 218.28 FT TO L OF THE TP OF CEDAR GROVE AND OTHER LD OF THE ©
TH N 41° 30' 50" E 15.87 FT TO A PT
TH N 22° 51' 30" E 89.13 FT TO LD NOW OR FMLY OF CHARLES T. SPEER
THALG SD L S 60° 7' E 226 FT TO SD WLY S OF HIGHLAND AVE
TH ALG SA S 29° 53' W 104 FT TO PT OR P L OF B

#7 MONTCLAIR, B AT PT IN ELY S OF PROPOSED EXTENSION OF HIGHLAND AVE DIST N LY ALG SA 537.36 FT WHICH B PT IS THE NW COR OF LDS NOW OR FMLY OF GRACE L.MACDONALD,
TH S 60° 7' E 175 FT TO OTHER LDS OF THE ©
TH N 29° 53' E 104 FT TO LDS OF CHARLES TO.SPEER,
TH ALG SA N 60° 7' W 175 FT TO SD ELY S OF HIGHLAND AVE
TH ALG SA S 29° 53' W 104 FT TO PT OR PL OF B
THE 6TH & 7TH TRACTS ABV DES BG THE SA AS REC IN B 74 337 339

#8 B AT PT IN WLY S OF PROPOSEX EXTENSION OF HIGHLAND AVE DIST NLY ALG SA 451.78 FT FR INTER OF THE SD WLY S OF HIGHLAND AVE AND NLY S OF NORMAL AVE WHICH B PT IS NE COR OF LD NOW OR FMLY OF SPEER,

TH N 60° 7' W 239.70 FT TO TP OF CEDAR GROVE AND THE OTHER LD NOW OR FMLY OF THE ⊕ HERETO

TH N 41° 30' 50" E 106.18 FT TO LD NOW OR FMLY OF SPEER

TH ALG SD LD S 60° 7' E 218.28 FT TO ~~XXX~~ WLY S OF HIGHLAND AVE

TH ALG SA S 29° 53' W 104 FT TO PT OR P L OF B

RECITES SA B 74 348 349

~~#8~~ #9 MONT~~X~~CL AIR, B AT PT IN THE WLY S OF THE PROPOSED EXTENSION OF HIGHLAND AVE DIST NLY ALG SA 659.78 FT FR INTER OF SD WLY S OF HIGHLAND AVE WITH NLY S OF NORMAL AVE

TH N 60° 7' W 226 FT TO L OF THE TP OF CEDAR GROVE AND OTHER LDS OF THE ⊕ HERETO

TH N 22° 51' 30" E 104.79 FT TO LDS NOW OR FMLY OF NORMAN

TH S 60° 7' E 238.81 FT TO SD WLY S OF HIGHLAND AVE

TH ALG SA S 29° 53' W 104 FT TO PT OR PL OF B

#10 MONTCLAIR B AT PT ON ELY S OF PROPOSED EXTENSION OF HIGHLAND AVE DIST NLY ALG SA 641.36 FT FR INTER OF SD ELY S OF HIGHLAND AVE & NLY S OF NORMAL AVE

TH S 60° 7' E 175 FT TO LDS NOW OR FMLY OF CRESWICK

TH ALG SD LD & OTHER LDS OF THE ⊕ HERETO N 29° 53' E 104 FT TO LDS NOW OR FMLY OF NORMAN

TH ALG SD LDS N 60° 7' W 175 FT TO ELY S OF HIGHLAND AVE

TH ALG SA S 29° 53' W 104 FT TO PT OR PL OF B [OVER]

1-A-2

1-A-3

1-B-3

OK CB

OK CB.

OK CB

T. 38 12-27 2M F.

THE 9TH AND 10TH TRACTS ABV DES BG SA PREM REC ON Z 74 88-88-89
ALL OF THE TRACTS HEREIN DES ARE SUB TO ALL ENCUMBRANCES

B

MAP 3 BLOCK D LOT 14

Oct. 9, 1947

Carlisle Rd. Corp.

to

strips on North side of lot.

Andrew Endres twp

See Trans.

MAP 3 BLOCK D LOT 13

L 54 WTTY

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO _____ AND _____ HEIRS,

SUCCRS., EXRS., ADMRS., AND ASSIGNS FOREVER

T 532—9-41—15M
N. J. R. T. I. CO.

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

21 Patton Pl

MAP 3 BLOCK II LOT 14

DEED _____ Block _____ No. _____

Date of Deed SEPT 29/41 19 Liber _____ pa. _____

Cons. $ 1 Ack'd SEPT 29/41 19 Recorded OCT 1/41 19

Grantors

ETHEL H TWIST
ELMER G TWIST, HER HUS
MONT

ACK BEFORE ARTHUR HARRIS
MCC N.J.
$2.20 STAMPS

Grantees

ANDREW ENDRES
EMMA ELISABETH ENDRES
HIS WF
MONT

TOWN MONT

Premises

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE _____ AND TO _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B ON SE S OF PATTON PL AT NW COR OF LOT #15 ON MAP ENTOTEED, "MAP OF PROPERTY OF GODFREY CORPORATION, UPPER MONTCLAIR, N.J, MADE MAR 20/12 BY F.W. CRANE, C.E, BG THE LOT SOLD TO HUTTENLOCK WHICH PT IS ALSO DIST NE MEABURED ALG THE SD SE S OF PATTON PL 466.92 FT FR INTER OF SD SE S OF PATTON PL & NE S OF MACOPIN AV, RUN
TH ALG SD SE S OF PATTON PL N 41°9'E 50 FT TO A PT IN THE SA
TH THRU LOT #14 ON SD MAP, S 48°51'E 158.38 FT TO REAR L OF SD LOT # 14
TH ALG SA S 26°53'40"W 51.59 FT TO NE L OF LOT # 15 AS AFSD OVER

TH ALG S D MENTD L N 48°51'W 171.08 FT TO SD SE S OF / PATTON PL AT THE B

TOGETHER WITH ALL THE RIGHT, TITLE & INT OF © IN & TO SO MUCH OF PATTON PL AS LIES IN FRONT OF SD PREMS TO CENTER L THF

ABV DESCPR TS IN ACC WITH SURV MADE BY MILLER & MC GIFFERT, ENGS, DT OCT 28/39

RECITES S A B 81 430

SUB TO MTG HELD BY PRUENTIAL INS CO OF A, WHICH SD MTG © HEREBY ASSUMES AS PART OF CONS OF THIS CONV.

B 69 MTY

MAP 3 BLOCK D LOT 14 V

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO ..... AND ..... HEIRS,

SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

DEED ..... BLOCK ..... No. .....

DATE OF DEED MAY 13/30 19 ..... LIBER ..... PA. .....

CONS. $ 1 ACK'D MAY 16-29/30 19 ..... RECORDED MAY 29/30 19 .....

GRANTORS

GRACE NORTHAM RYAN

WILLIAM H RYAN HER HUS

GRANTEES

ETHEL H TWIST

PREMISES MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE ..... AND TO ..... HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B IN E L PATTON PL AT NW COR LOT 15 ON MAP PROP GODFREY CORP MADE BY F W CRANE C E MAR 20 1912 & WHICH PT IS ALSO DIST N 466.92 FT MEAS ALG VARIOUS COURSES OF PATTON PL FR INTER OF SD E L PATTON PL WITH N L MACOPIN AV

TH S 48° 51' E ALG L PROP NOW OR FMLY OF HUTTENLOCK 171.08 FT

TH N 26° 53' 40" E 51.59 FT

TH N 48° 51' W 158.38 FT TO E L PATTON PL

TH ALG SA S DIR 50 FT TO PT & PL B

RECITES SA V-76 278-9

SUB TO RESTR OF REC

FIDELITY UNION TITLE AND MORTGAGE GUARANTY COMPANY.

T. 29 2-30 50M F.

Z 50 WTTY

MAP 3 BLOCK D LOT 14

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO AND HEIRS.

SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

DEED BLOCK NO.

DATE OF DEED SEPT 22/27 19 LIBER PA.

CONS. $ 1 ACK'D SEPT 22/27 19 RECORDED SEPT 23/27 19

GRANTORS

JAMES A, RUBY
ELIZABETH A, RUBY, HIS WF

GRANTEES

GRACE WORTHAM RYAN

PREMISES MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE ..... AND TO ..... HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B IN E L PATTON PL AT NW COR OF LOT NO 15 ON MAP PROP GODFREY CORP, UPPER MONT N J, MADE BY F, W, CRANE, C, E, MARCH 20/12 WHICH PT IS ALSO DIST N 466.92 FT MEASURED ALG VARIOUS COURSES OF PATTON PL FR INTER OF SD E L PATTON PL WITH N L MACOPIN AVE AS LAID OUT ON SD MAP & RUN

TH S 48° 51' E ALG L PROP NOW OR FMLY OF HUTTENLOCH 171.08 FT

TH N 26° 53' 40" E 51.59 FT

TH N 48° 51' W 158.38 FT TO SD E L PATTON PL & [OVER]

F 29 8-26 50M F.

TH ALG SA IN S DIR 50 FT TO B
RECITES SA T-70 29
SUB TO RESTRS OF RECD
SUB TO MTG IN PRIN SUM OF $5,000 NOW A LIEN ON HEREINABOVE DSCRD PREM, MADE BY LOMBARD CONSTRUCTION & REALTY CO, A CORP N J TO JEAN ALISON TYSON DT FEB 4/24 & RECD IN B-50, 482 WHICH MTG @ ASSUMES & AGREES TO PAY

Z 60 WTTY

APPLICATION NO. 29 7-23 85M

EXAMINED
RECORD OF INSTRUMENT

DEED Block No. MAP 3 BLOCK D LOT 14

Date of Deed APRIL 29/24 19 Liber pa.

Cons. $ 1 Ack'd APRIL 29/24 19 Recorded APRIL 30/24 19

Grantors

LOMBARD CONSTRUCTION AND
REALTY COMPANY
A CORP OF N J

$4.50 STAMPS

Grantees

JAMES A, RUBY
ELIZABETH A, RUBY, HIS WF

Premises TOWN OF MONT

B IN E L OF PATTON PL AT NW COR OF LOT 15 ON MAP OF PROP OF GODFREY CORP, UPPER MONTCLAIR, N J, MADE BY F, W, CRANE, C,E, MARCH 20/12 WHICH PT IS DIST N 466.92 FT MEASURED ALG VARIOUS COURSES OF PATTON PL FR INTER OF SD E L OF PATTON PL WITH N L OF MACOPIN AV AS LAID OUT ON SD MAP & RUN
TH S 43° 51' E ALG L OF PROP OF HUTTENLOCH 171.08 FT
TH N 26° 53' 40" E 51.59 FT
TH N 48° 51' 158. 38 FT TO SD E L OF PATTON PL &
TH ALG SA IN S DIR 50 FT TO B

SUB TO RESTRICTIONS OF REC & 1ST MTG OF $5,000 WHICH @ ASSUMES

Ferguson, 484 Blyd ave Montcl

ASSESSOR'S OFFICE
RECEIVED
JUL 24 1972

110—N. J. DEED—GENERAL WARRANTY IND. OR CORP. A T P

COPYRIGHT© 1966 BY ALL-STATE OFFICE SUPPLY CO. 49 EDISON PLACE, NEWARK, N. J. 07102

This Deed, *made the* 3rd *day of* July 1972

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J. JUL 13 11 11 AM '72 REGISTER

Between

EDWIN I. OPPEL and DOROTHY D. OPPEL, his wife,

residing at #19 Patton Place *in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey *herein designated as the Grantors,*

And

DOROTHY D. OPPEL

residing or located at #19 Patton Place *in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey *herein designated as the Grantees;*

Witnesseth, *that the Grantors, for and in consideration of* the sum of LESS THAN TEN ($10.00) DOLLARS, being the entire compensation paid for the within transfer, *lawful money of the United States of America, to the Grantors 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 Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and convey unto the Grantees forever.*

COUNTY OF ESSEX
CONSIDERATION
REALTY TRANSFER TAX Exempt
DATE

All that *tract or parcel of land and premises, situate, lying and being in the* TOWN *of* MONTCLAIR *in the County of* ESSEX *and State of New Jersey, more particularly described as follows:*

BEGINNING at a point in the easterly side line of Patton Place distant northwardly along the same 406.91 feet from its intersection with the northerly side line of Macopin Avenue, being at the northwest corner of Lot #16 on "Map of Godfrey Corporation, Upper Montclair, N. J." made March 20th, 1912 by F. W. Crane, C. E.; from said beginning point running along said easterly line of Patton Place North 41 degrees 9 minutes East Sixty feet (60) to the southerly line of Lot #14 on said Map; thence along said last mentioned line South 48 degrees 51 minutes East One Hundred Seventy-One feet and eight one-hundredths of a foot (171.08) to the easterly line of the whole tract shown on said Map; thence along said last mentioned line South 26 degrees 53 minutes 40 seconds West Twelve feet and seventy-four one-hundredths of a foot (12.74) to an angle; thence still along the same South 71 degrees 5 minutes 40 seconds West Fifty-four feet and ninety-nine one-hundredths of a foot (54.99) to the northerly line of Lot #16 on said Map; thence along said last mentioned line North 48 degrees 51 minutes West One Hundred Forty-Six feet and seventy-seven one-hundredths of a foot (146.77) to Patton Place at the point of BEGINNING. BEING Lot #15 on said Map.

SAID premises being also known as #19 Patton Place, Montclair, New Jersey.

BOOK 4413 PAGE 703

29441.95
19 Patton Place New Block

MAP 3 BLOCK 2 LOT 15
BLOCK 2804 LOT 18

SUBJECT to existing restrictions of record, if any; the effect, if any, of municipal zoning laws and other applicable municipal and governmental regulations; and the rights of tenants under existing leases, if any.

BEING the same premises conveyed to the Grantors herein by Deed from FREDERICK W. BRADLEY, Single, dated September 13, 1944 and recorded in the Essex County Register's Office on September 23, 1944 in Book F-104, pages 530-531.

It being the intention of Edwin I. Oppel to release any marital rights by way of curtesy or otherwise that he may have in said property.

#31 AON

ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK D LOT 15

19 Patton Pl
3900

...W..... **DEED**

By

FREDERICK W BARDLEY SINGLE
61 WASHINGTON SQ N Y

To

EDWIN I OPPEL & DOROTHY D WIFE
61 NO ARLINGTON AVE E ORANGE

Block ..... **Lot** .....

Dated 9-13-44 **Ack.** 9-13-44

Rec. 9-23-44 **Book** F-104 530

Returned to: Boyd Dodd Keer & Booth
Montcl

Stamps $6.60 **Cons.** $1.

Liens None

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B at a pt in the E sd l of Patton Place dist Northwardly alg the same 406.91 ft from its inter with the N sd l of Macopin Ave being at the N W cor of lot #16 on "Map of Godfrey Corp Montcl made March 20 1912 by F W Crane C E

TH alg sd E l of Patton Place N 41° 9' E 60 ft to the S l of lot #14 on sd Map
TH alg sd last ment l S 48° 51' E 171.08 ft to E l of whole tract shown on Map
TH alg sd last ment l S 26° 53' 40" W 12.74 ft to an angle
TH still alg same S 71° 5' 40" W 54.99 ft to N l of lot #16 on sd Map
TH alg sd last ment l N 48° 51' W 146.77 ft to Patton Pl at the pt of B
Being lot #15 on sd Map
RECITE S A Y-98 543

W.H.J.

L 34

19 Patton Pl.

MAP 3 BLOCK D LOT 15

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO _____ AND _____ HEIRS.

SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

$.55 STAMP

DECREE NOV 5/41

SOLICITOR SAMUEL W. BOARDMAN, JR

DEED _____ Block _____ No. _____

Date of Deed JAN 31/42 19 Liber Y 98 pa. 543-544

Date of Sale JAN 20/42 19 Ack'd or Proved FEB 11/42 19

Cons. $ 100 Conf'd JAN 31/42 19 Recorded FEB 26/42 19

Grantor

GEORGE H BECKER Sh'ff M. C. C.

Court CHY

Writ of FIFA

Date of Writ NOV 27/41

Book P 21 of Executions, pa. 13

FREDERICK W, BRADLEY

COMPLT

KARI HUTTENLOCH

JANE HUTTENLOCH

ANN PIERCE HUTTENLOCH

PUBLIC SERVICE ELECTRIC AND GAS COMPANY DEFTS

FREDERICK W, BRADLEY, GRANTEE

ACK BEFORE JOSEPH L MAGRINO, MCC NJ

Premises TOWN MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE _____ AND TO _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT PT IN E L OF PATTON PL DIST N ALG SA 406.91 FT FR ITS IN ER WITH N L OF MACOPIN AV BG AT THE NW COR OF LOT # 16 ON "MAP OF GODFREY CORPORATION, UPPER MONTCLAIR N,J," MADE MAR 20/12 BY F,W,C, GRANE,C,E, FR SD B PT RUN ALG SD E L OF PATTON PL N 41° 9'E 60 FT TO S L OF LOT # 14 ON SD MAP TH ALG SD LAST MENTD LS 48°51'E 171.08 FT TO E L OF WHOLE TRACT SHOWN ON SD MAP TH ALG SD LAST MENTD LINE S 26°53'40"W 12.74 FT TO AN ANGLE TH STILL ALG SA S 71°5'40"W 54.99 FT TO N L OF LOT # 16 ON SD MAP

OVER

ESSEX COUNTY
T521-12-40-2M

TH ALG SD LAST MENTD L N 48°51'W 146.77 F T TO PATTON PL AT THE B

BBG LOT # 15 ON SD MAP

DUE COMPLT $6250.02 PRIN & INT SECURED BY HIS MTG GIVEN BY MORTON W HUTTENLOCH & HAZEL HIS THEN WF , DT SEPT 28/29 H 68 253, WITH INT FR SEPT 16/41 UNTIL SA BE PD & SAT

$319.78 COSTS OF COMPLT

Whereas I, the said as such Sheriff as aforesaid, did, in due form of law, advertise the said lot of land and premises to be sold under and by virtue of the said writ of fieri facias, at public vendue, to be held at the Court House in the City of Newark, on , the day of A. D., Nineteen Hundred and Forty- at two o'clock in the afternoon of that day. By public advertisements signed by myself, and set up at five or more public places in the said County of Essex, one of which was in the where said Real Estate is situated, of the time and place appointed for such sale, for at least three weeks preceding the time appointed for said sale, and publishing the same in the and the two of the newspapers printed and published in the said County, where the lands above described are situated, the same being designated for the publication by the laws of this State, and circulating in the neighborhood of said Real Estate, for at least once a week during four consecutive calendar weeks, the first publication being at least twenty-one days prior, and the last publication being not more than eight days prior to the time so appointed for selling the same, one of which said newspapers to wit: is printed and published at Newark, the County Seat of said County, at which time and place I did accordingly offer and expose the said lot of land and premises for sale at public vendue under and by virtue of said writ of fieri facias.

Z 45 WTTY

MAP 3 BLOCK D LOT 15

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO ..... AND ..... HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

DEED ..... BLOCK ..... No. .....

DATE OF DEED SEPT 28/29 19 ..... LIBER ..... PA .....

CONS. $1. ACK'D SEPT 28/29 19 ..... RECORDED SEPT 30/29 19 .....

GRANTORS

THETA M, HUTTENLOCH
GEORGE M, HUTTENLOCH, HER HUS

GRANTEES

HAZEL HUTTENLOCH
MORTON W, HUTTENLOCH,
HER HUS

PREMISES

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE MONT ..... AND TO ..... HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT PT IN E L PATTON PL DIST N ALG SA 406.91 FT FR ITS INTER WITH N L MACOPIN AVE
BG AT NW COR LOT 16 ON MAP GODFREY CORP UPPER MONT, N J" MADE MARCH 20/12 BY F, W, CRANE C, E,
TH ALG SD E L PATTON PL N 41° 9' E 60 FT TO S L LOT 14 ON SD MAP
TH ALG SD LAST MENTD L S 48° 51' E 171.08 FT TO E L WHOLE TRACT SHOWN ON SD MAP
TH ALG SD LAST MENTD L S 26° 53' 40" W 12.74 FTTO AN ANGLE
THNSTILL ALG SA S 71° 5' 40" W 54.99 FT TO N L LOT 16 ON SD MAP

[OVER]

J.A.M.W.

T. 29 1-29 50M F.

FIDELITY UNION TITLE AND MORTGAGE GUARANTY COMPANY.

TH ALG SD LAST MENTD L N 48° 51' W 146.77 FT TO PATTON PL & B
BG LOT 15 ON ABOVE MENTD MAP
TOGETHER WITH ALL RIGHT, TITLE & INT OF ⓓ IN & TO SO MUCH OF PATTON PL
AS LIES IN FRONT OF SD PREM TO CEN L THEREOF
RECITES SA Q-~~65~~ 553
SUB TO RESTRS CONTAINED IN DEED Q-65 553

W 68 WTTY

APPLICATION No.

EXAMINED
RECORD OF INSTRUMENT

DEED Block No. MAP 3 BLOCK D LOT 15

Date of Deed SEPT 30/21 19 Liber pa.

Cons. $ 1 Ack'd SEPT 30/21 19 Recorded OCT 17/21 19

Grantors

GODFREY CORPORATION
CORP N J

$1,50 STAMPS

Grantees

THETA M HUTTENLOCH, WF OF GEORGE M HUTTENLOCH

Premises TOWN MONT

B AT PT IN E L OF PATTON PL DIST N ALG SA 406.91 FT FR ITS INTER WITH N L OF MACOPIN AV BG AT NW COR OF LOT NO 16 ON "MAP OF GODFREY CORP UPPER MONT" MADE MAR 20,1912 BY F W CRANE, C E
TH ALG SD E L OF PATTON PL N 41° 9' E 60 FT TO S L OF LOT 14 ON SD MAP
TH ALG SD LAST MENTD L S 48° 51' E 171.08 FT TO E L OF WHOLE TRACT SHOWN ON SD MAP
TH ALG SD LAST MENTD L S 26° 53' 40" W 12.74 FT TO ANGLE
TH ALG SA S 71° 5' 40" W 54.99 FT TO N L OF LOT 16 SD MAP
TH ALG SD LAST MENTD L N 48° 51' W 146.77 FT TO PATTON PL AT B
BG LOT 15 ON ABV MENTD MAP
TOGETHER WITH ALL RIGHT TITLE & INT OF GO IN & TO SO MUCH OF PATTON PL AS LIES IN FRONT OF SD PREM TO CENTER L THF
SUB TO RESTRS OF RECORD

#63 L.G.

ESSEX COUNTY REGISTER'S OFFICE MAP 3 BLOCK D LOT 16

15 Macopin Ave
10800

W

.....DEED

By HAROLD E. JONES, HELEN P. WF
MONTCLAIR

To IRVING A. MARTIN
NO ADDRESS

Block ..... **Lot** .....

Dated 6-24-52 **Ack** 6-24-52

Rec. 6-27-52 **Book** 3050 510

Returned to: Garden State Title Ins Co
295 Bloomfield Av
Montclair, N.J.

Stamps --- **Cons.** $1.

Liens ---

ASSESSOR'S OFFICE RECEIVED JUL 1952 Per.....

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B at a pt on the NELY si of Macopin Av at a pt thrn dist NWLY 375 ft fr NWLY si of Park St.;
Th alg sd NELY si of Macopin Av N 66 deg 53 min W 102.25 ft to a pt in li of lands n/f of Franklin C. Koss and wife;
Th alg sd lands N 23 deg 7 min E 150 ft to a pt.;
Th S 66 deg 53 min E 102.25 ft to a pt in li of lands n/f of Janet Patrick Wilsey;
Th run alg sd lands S 23 deg 7 min W 150 ft to sd NELY li of Macopin Av and pt and pl of B.
RECITES: SA: S.113-47 K.70-427
Sub to Easement

#43 LG

ESSEX COUNTY REGISTER'S OFFICE

15 Macopin Ave
7800

MAP 3 BLOCK D LOT 16

W **DEED**

By KARL F. KELLERMAN, JR. MARGARET P.WF.

MTCLR

To HAROLD E. JONES, HELEN P. WF.

NEW YORK

Block **Lot**

Dated 7-25-49 **Ack** 7-25-49

Rec. 7-25-49 **Book** S.113-47 P

Returned to: Essex Title Gty & Trust Co.
Montclair N J

Stamps $25.30 **Cons.** $1.

Liens none

ASSESSOR'S OFFICE RECEIVED AUG 8 1949 RETURNED

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B at a pt on NE si of Macopin Av at a pt thrn dis NW 375 ft fr NW si of Park St.

Th (1) alg sd NE si of Macopin Av N 66 deg 53 min W 102.25 ft to a pt in l of l n/f of Franklin C. Koss and wife;

Th (2) alg sd l N 23 deg 7 min E 150 ft to a pt.

Th (3) S 66 deg 53 min E 102.25 ft to a pt in l of lands n/f of Janet Patrick Wilsey;

Th (4) alg sd l S 23 deg 7 min W 150 ft to sd NE l of Macopin Av and pt and pl of B.

Des in accord with Sur by Miller and McGiffert, Inc.Eng.July 21, 1949.

RECITES: SA: K-70-427

ESSEX COUNTY REGISTER'S OFFICE

#39 im

15 Macopin 7800

MAP 3 BLOCK II LOT 16

WARRANTY DEED

By ROBERT O. BEADEL & VERA C. HIS WF
MONTCLAIR N.J.

To KARL F. KELLERMAN,JR & MARGARET P HIS WF
DISTRICT OF COLUMBIA, CITY OF WASHINGTON

Block Lot

Dated 3-23-46 Ack 3-23-46

Rec 4-2-46 Book

Returned to: WATCHUNG TITLE & MTG G CO
493 BLOOMFIELD AVE
MONTCLAIR N.J.

Stamps $18.70 Cons. $1.

Liens NONE

ASSESSOR'S OFFICE RECEIVED AUG 7 1946 Per

all INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B on N si of Macopin Ave at pt thrn dist meas W alg sa 375 ft frm its intersec wi W si of Park St, sd pt bg SW cor of ld convd to Janet Patrick Wilsey by deed August 22,1940 D 97 pg 312, run
TH alg sd si of Macopin Ave N 66°53' W 102.25 ft to SE cor of Franklin C.Koss et ux
TH alg E l of sd ld N 23° 7' E 150 ft
TH S 66° 53' E 102.25 ft to W l of Wilsey
TH alg last men l S 23° 7' W 150 ft to N side of Macopin Ave at B.

RECITES: SA I 99 pg 115

B

D 33 WTTY

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

15 macopin ave.

MAP 3 BLOCK D LOT 16

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO _____ AND _____ HEIRS.

SUCCRS.. EXRS.. ADMRS. AND ASSIGNS FOREVER

T 532—9-41—15M
N. J. R. T. I. CO.

DEED _____ Block _____ No. _____

Date of Deed OCT 10/41 19 Liber _____ pa. _____

Cons. $ 1. Ack'd OCT 10/41 19 Recorded OCT 14/41 19

Grantors

JOHN W. POST AND
FLORENCE B. POST, HIS WF,
MONTC.

$8.80 STAMPS
ACK'D- ARTHUR HARRIS,
MCC OF N.J.

Grantees

ROBERT O. BEADEL AND
VERA C. BEADE, HIS WF,

Premises MONTC.

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE _____ AND TO _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B ON THE N SIDE OF MACOPIN AVE AT A PT THEREIN DIST MEAS W ALG THE SA 375 FT FR ITS INTER WI THE W SIDE OF PARK ST, SD PT BG THE SW COR OF LAND CONVD BY THE @ TO JANET PATRICK WILSEY BY DEED DTD AUG 22/40 AND REC IN THE REGISTER'S OFFICE OF ESSEX COUNTY IN BK D 97 OF DEEDS FOR SD COUNTY AT P 312 ETC, RUNN TH [1] ALG THE SD SIDE OF MACOPIN AVE N 66° 53' W 102.25 FT TO THE SE COR OF LAND CONVD BY @ TO FRANKLIN G KOSS AND HELEN M. KOSS, HIS WF, BY DEED DTD SEPT 20/40 AND REC IN REGISTER'S OFF. IN BK C 97 OF DEEDS P 578,

[OVER]

TH [2] ALG THE E LI OF SD LAND SO CONVD N 23° 7' E 150 FT TO THE N LI OF LAND OF THE ©,
TH [3] ALG THE LAST MENTD LI S 66° 53' E 102.25 FT TO THE W LI OF LAND CONVD TO WILSEY AS AFMTD,
TH [4] ALG THE LAST MENTD LI S 23° 7' W 150 FT TO THE SD N SIDE OF MACOPIN AVE AT THE PT AND PL OF B,
RECITES BG PART OF K 96 OF DEEDS, P 135, ETC.
SUBJ TO RESTRS OF REC.

S 9 WTTY

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

MAP 3 BLOCK D LOT 16pt
new No 20

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO _____ AND _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

T532–7-40–10M
N. J. R. T. I. CO.

DEED _____ Block _____ No. _____

Date of Deed SEPT 20/40 19 Liber _____ pa. _____

Cons. $ 1 Ack'd SEPT 20/40 19 Recorded SEPT 24/40 19

Grantors

JOHN W• POST AND
FLORENCE B• POST,HIS WF
MONTCLAIR

$.55 STAMPS
ACK BEFORE
ARTHUR HARRIS
M CC OF N·J·

Grantees

FRANKLIN C• KOSS
HELEN M• KOSS,HIS WF
MONTCLAIR

Premises MONTCLAIR

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE _____ AND TO _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B ON THE N S OF MACOPIN AVE AT A PT DIST
MEAS W ALG THE SA 477•25 FT FR ITS INTER
WITH THE W S OF PARK ST
TH ALG SD N S OF MACOPIN AVE N 66° 53' W
50 FT TO THE E L OF PREM OF THE @
TH ALG THE LAST MENT L N 23° 7' E 150 FT
TO THE N L OF LD OF THE @
TH ALG THE SA S 66° 53' E 50 FT
TH S 23° 7' W 150 FT TO THE SD N S OF
MACOPIN AVE AT THE PT OR PL OF B
RECITES B PART OF SA PREM CONVD BY K 96
P 135 ETC
SUB TO RESTRS OF RECORD
SUB TO THE RIGHTS OF OTHERS IN WIGWAM BROOK

C.F.P.

R 4 WTTY

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

11 Macopin Ave.

MAP 3 BLOCK II LOT 16 pt

New No. 17

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO _____ AND _____ HEIRS,
SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

DEED _____ Block _____ No. _____

Date of Deed AUG 22/40 19 Liber _____ pa. _____

Cons. $ 1 Ack'd AUG 22/40 19 Recorded AUG 23/40 19

Grantors

JOHN W POST &
FLORENCE B POST, HIS WF
MONT

$9.90 STAMPS
ACK'D- ARTHUR HARRIS/MCC NJ

Grantees

JANET PATRICK WILSEY
MONT

Premises MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE _____ AND TO _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT PT ON N S OF MACOPIN AVE DIST MEAS W ALG SA 300FT FR INTER WITH W S OF PARK ST, SD PT OF B BG SW COR OF LD CONVD BY K 59, 74
TH ALG MACOPIN AVE N 66° 53' W 75FT
TH N 23° 7' E 150FT TO N L OF LD OF ®
TH ALG SA S 66° 53' E 75FT TO HULST AFSD
TH ALG L THF S 23° 7' W 150FT TO B
RECITES PART OF K 96, 135, ETC
SUB TO RESTRS OF REC. SUB TO RIGHTS OF OTHERS IF ANY, IN PEARL BROOK AT REAR OF PREM, THERE BG NO SUCH RIGHTS OF REC. SUB TO RIGHTS OF PERSONS OTHER THAN OWNERS OF LD DESCD IN MAINTENANCE & USE OF POLE ERECTED ON LD.

CFP

T532—7-40—10M
N. J. R. T. I. CO.

R 19 WTTY

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

Vacant Lot
Macopin Ave

16
17
18

MAP 3 BLOCK II LOT 16 17 18

Make one Lot #16

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO _____ AND _____ HEIRS,
SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

DEED _____ Block _____ No. _____

Date of Deed MAR 1/40 19 Liber K K 96 pa. 135-137

Cons. $ 1 Ack'd MAR 2/40 19 Recorded MAR 2/40 19

Grantors

A . F. COMPANY
CORP NJ
MONT

$2 STAMPS

ACK'D- ARTHUR HARRIS, MCC NJ

Grantees

JOHN W POST &
FLORENCE B POST, HIS WF
MONT

Premises MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE _____ AND TO _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT PT ON N S OF MACOPIN AVE DIST MEAS W ALG SA 300FT FR INTER WITH W S OF PARK ST SD PT OF B BG SW COR OF LD CONVD BY TRI-STATE REALTY ASSN TO MAGDALENE HULST BY DEED REC K 59, 74
TH ALG MACOPIN AVE N 66° 53' W 227.25FT TO LOT CONVD BY G 52, 130
TH ALG L OF LOT N 23° 7' E 150FT TO N L OF
TH ALG SA S 66° 53' E 227.25FT TO L OF HULST AFSD
TH ALG L THF S 23° 7' W 150FT TO B
RECITES SA U 76, 195.

22nd

C.F.P.

T532-11-39-10M
N. J. R. T. I. CO.

B 10MMTTV

MAP 3 BLOCK D LOT 16, 17, +18

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO ..... AND ..... HEIRS,
SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

DEED ..... BLOCK ..... NO. .....

DATE OF DEED JUL 19/27 19 ..... LIBER ..... PA .....

CONS. $ 1 ACK'D JUL 19/27 19 ..... RECORDED JUL 23/27 19 .....

GRANTORS

CARRIE M HOOTON, WIDOW

GRANTEES

THE A. F. COMPANY
CORP N J

PREMISES MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE ..... AND TO ..... HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT A PT ON W S OF MACOPIN AV N ALG SA 300 FT FR PARK ST SD PT OF B BG SW COR OF LD COVD BY TRI-STATE REALTY ASSOC TO MADGALENE HULST BY DEED K-59 74

TH ALG SD S MACOPIN AV N 66° 53' W 227.25 FT TO LOT COVD BY TRI-STATE REALTY ASSOC TO GODFREY CORP G-52 130

TH ALG L OF SD LOT N 23° 7' E 150 FT TO N L OF

TH ALG SA S 66° 53' E 227.25 FT TO L HULST

TH ALG L THEREOF S 23° 7' W 150 FT TO PT OR PL OF B

BG LOT 16, 17, & 18 PAGE 3 BLK D OF MONT TAX MAP

RECITES SAK 70 427 SUB TO REST REC & ZON ORD

O.K. C.B.

T. 29 5-27 50M.

H 79 WTTY

APPLICATION NO. .....

EXAMINED

RECORD OF INSTRUMENT

MAP 3 BLOCK D LOT 16 17 18

DEED ..... Block ..... No. .....

Date of Deed JULY 14 1924 19 ..... Liber ..... pa. .....

Cons. $ 1 Ack'd JULY 14 1924 19 ..... Recorded JULY 29 1924 19 .....

Grantors

TRI-STATE REALTY ASSOCIATION
A CORP OF N J

04, STAFFS

Grantees

CARRIE M, HOOTON

Premises

TOWN OF MONT

B AT PT ON N SIDE OF MACOPIN AV DIST MEASURED W ALG SA 300 FT FR ITS INTER WITH W SIDE OF PARK ST SD PT OF B BG SW COR OF LD CONVD BY K-59 74

TH ALG SD SIDE OF MACOPIN AV N 66° 53' W 227.25 FT TO LOT CONVD BY @ BY DEED RECD G-52 130

TH ALG L OF SD LOT N 23° 7' E 150 FT TO N L OF @

TH ALG SA S 66° 53' E 227.25 FT TO L OF HULST AFSD

TH ALG L THEREOF S 23° 7' W 150 FT TO B

SUB TO RSTRS THAT PROP SHALL BE USED FOR SINGLE FAMILY DWELLING HOUSES ONLY WITH SUITABLE GARAGES OR STABLES FOR PRIVATE USE IN CONNECTION WITH THE SA. THAT NOT MORE THAN ONE DWELLING SHALL BE BUILT ON EA 60 FT OF LD THAT IT SHALL COST WHEN ERECTED AT LEAST

[OVER]

$6000, & THAT IT SHALL SET BACK AG LEST 35 FT FR MACOPIN AV
THAT ANY GARAGE OR STALBE SHALL BE AT LEAST 100 FT BACK FR MACOPIN A V
SUB TO EFFECT. IF ANY OF ZONING ORDINANCE OF TOWN OF MONT

N. J. DEED—BARGAIN AND SALE (AGAINST GRANTOR) FORM NO. 153 THE CHISHOLM PRINTING CO., 409 PEARL ST., N. Y. 6011
INDIV. TO INDIV. OR CORP.

ASSESSOR'S OFFICE RECEIVED FEB 24 1961

BOOK 3771 PAGE 431

This Indenture,

Made the 19th *day of* January *, in the year of our Lord One Thousand Nine Hundred and* Sixty-one.

Between GUTHRIE M. MITCHELL and JOSEPHINE D. MITCHELL, his wife,

D C Baker Mc

of the Town *of* Montclair *in the County of* Essex *and State of* New Jersey *party of the first part:*

And RICHARD A. KALKMAN and ~~WF~~ JOAN S. KALKMAN, his wife,

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N. J. FEB 9 11 42 AM '61 REGISTER

R.S. 33.00

party of the second part;

Witnesseth, *That the said party of the first part, for and in consideration of* - - - - - - - - - ONE DOLLAR ($1.00), 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, ha vegiven, 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 Town *of* Montclair *in the County of* Essex *and State of* New Jersey, more particularly described as follows:

BEGINNING at a pipe in the Northerly side of Macopin Avenue, which pipe is distant Two Hundred Eighty-seven feet (287.00') measured Northwesterly along the same, from its intersection with the Westerly side of Park Street; thence running (1) along the Northerly side of Macopin Avenue, North Sixty-six degrees Fifty-three minutes West (N. 66° 53' W.) Eighty-eight feet (88.00') to a pipe; thence running (2) North Twenty-three degrees Seven minutes East (N. 23° 07' E.) One Hundred Fifty feet (150.00') to a point; thence running (3) South Sixty-six degrees Fifty-three minutes East (S. 66° 53' E.) Eighty-eight feet (88.00') to a pipe; and thence running (4) South Twenty-three degrees Seven minutes West (S. 23° 07' W.) One Hundred Fifty feet (150.00') to the pipe and place of BEGINNING.

The foregoing description has been prepared from a survey made by Miller and McGiffert, Inc., Engineers, dated Dec. 5, 1960.

The foregoing described premises are commonly known as 11 Macopin Avenue, Montclair, New Jersey and are also known as lot No. 17, Block D, Map 3, on the Town of Montclair Tax Map.

BEING a portion of the premises conveyed to Guthrie M. Mitchell by Elmer R. Hitch and Laura M. Hitch, his wife, by Deed dated April 23, 1957 and recorded April 25, 1957 in Essex County Deed Book 3482 at p. 343.

11 Macopin Ave

MAP 3 BLOCK D LOT 17

SUBJECT to rights of others, if any, in Pearl Brook at the rear of the premises, there being no such rights of record.

SUBJECT to mislocation of wire fence along the Northerly line of premises.

N. J. DEED—BARGAIN AND SALE (COV. AGAINST GRANTOR) FORM NO. 153 INDIV. TO INDIV. OR CORP. THE CHISHOLM PRINTING COMPANY, 409 PEARL ST., N. Y. 5970

BOOK 3710 PAGE 190

This Indenture,

Made the 13th *day of* April *, in the year of our Lord One Thousand Nine Hundred and* Sixty.

Between GUTHRIE M. MITCHELL and JOSEPHINE MITCHELL, his wife,

RECEIVED RECORDED REGISTER OFFICE ESSEX COUNTY N.J. APR 25 10 47 AM '60 Cilla W. Pierce REGISTER

Bennett + Up Hill

of the Town *of* Montclair *in the County of* Essex *and State of* New Jersey

party of the first part:

And GUTHRIE M. MITCHELL (No. Change)

R.S. None

party of the second part;

Witnesseth, *That the said party of the first part, for and in consideration 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* his heirs *and assigns, forever,* **All** that certain *tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey

BEGINNING at a point on the northerly side of Macopin Avenue, at a point therein distant measured westerly from the northerly line of Park Street 220 feet; said point being also the southwest corner of land now or formerly of Parker; thence (1) north 23 degrees 07 minutes east 150 feet to a pipe; thence (2) north 66 degrees 53 minutes west 67 feet; thence (3) south 23 degrees 07 minutes west 150 feet to a POINT on the northerly side of Macopin Avenue; thence (4) along the same south 66 degrees, 53 minutes east 67 feet to the POINT OR PLACE OF BEGINNING.

BEING part of the same premises conveyed to Guthrie M. Mitchell by Elmer R. Hitch and Laura M. Hitch, his wife, by deed dated April 23rd, 1957 and recorded on April 25, 1957 in the office of the Register of Essex County in Book 3482 of deeds for said county at page 309.

914969
11 Macopin ave.
13,500

MAP 3 BLOCK D PART 17

#30 L.G.

319592

MAP 3 BLOCK D LOT 17

ESSEX COUNTY REGISTER'S OFFICE

11 Macopin Ave

B & S **DEED**

By ELMER R. HITCH AND LAURA M.
HIS WIFE
MONTCLAIR N J

11700

To GUTHRIE M. MITCHELL
NO ADDRESS

Block ..... Lot .....

Dated 4-23-57 Ack 4-23-57

Rec. 4-25-57 Book 3482 pg 343

Returned to: Bennett and Shepard
250 Bellevue Av
Upper Montclair N.J.

Stamps $37.40 Cons. $1.

Liens ---

ASSESSOR'S OFFICE RECEIVED MAY 6 1957 Par.

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B at a pt on the N si of Macopin Av at a pt thrn dist meas W from Park St 220 ft sd pt being also the SW cor of land n/f of Lee A. Parker;

Th (1) alg the N siof Macopin Av N 66 deg 53 min W 155 ft.;
Th (2) N 23 deg 7 min E 150 ft to land fmly of John W. Post and wife;
Th (3) S 66 deg 53 min E 155 ft to land n/f of Lee A. Parker;
Th (4) alg sd land S 23 deg 7 min W 150 ft to Macopin Av and pt of B.

RECITES: SA: 3084 pg 309

#65 E.S.

ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK D LOT 17

W.

11 Macopin Ave
11700.

DEED

Block	Lot
Dated 10-31-52	Ack 10-31-52
Rec. 11-5-52	Book 3084 pg 309
Returned to:	Garden State Title Insur.Co. 295 Bloomfield Ave. Montclair, N. J.
Stamps $31.90	Cons. $1.00
Liens ---	

By JOHN W. OELSNER & CARROLL M., HIS WF
TOWN OF MONTCLAIR, N.J.

To ELMER R. HITCH & LAURA M., HIS WF
TOWN OF MONTCLAIR, N. J.

ASSESSOR'S OFFICE RECEIVED NOV 15 1952 Per

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B at a pt on the Nly side of Macopin Ave. dis meas Wly along the sa 300 ft fr its intersec with the Wly side of Park St., sd pt of B bg the S Wly cor of ld conveyed by Tri-State.Realty Association to Magdalene Hulst by deed dated 7-16-17 & recorded in Bk K 59 pg 74;
TH along sd side of Macopin Ave. N 66° 53 min W 75 ft to a pt in the sa;
TH N 23° 7 min E 150 ft to the Nly li of ld formerly of John W. Post & wf;
TH along the sa S 66° 53 min E 75 ft to the li of Hulst afrsd;
TH along the li thereof S 23° 7 min W 150 ft to the pt or pl of B.
Bg k/a #11 Macopin Avenue, Montclair, N. J.
RECITE: SA Bk R 108 pg 233.
SECOND TRACT: B at a pt on the Nly side of Macopin Ave. at a pt therein dis meas Wly fr Park St., 240 ft sd pt of B bg the S W cor of Lot 19, on map k/a "Map of Land belng to Tri State Realty Co. Association sit in Montclair, N. J., K.D. Owen, October, 1913"; runn
TH N 66° 53 min W along the Nly side of Macopin Ave. 60 ft to the S E cor of Lot 17

on sd map now sd to belng to John W. Oelsner;
TH at rt angles to Macopin Ave. & along the Ely side of Lot 17, N 23° 7 min E 150 ft to the Nly li of ld formerly of Margaret G. Kurtz & Matthew J. Kurtz, her husband.
TH S Ely par to Macopin Ave. 60 ft to the N W cor of sd Lot 19;
TH S Wly & at rt angles to Macopin Ave. & along the Wly side of Lot 19, 150 ft to Macopin Ave. & the pt & pl of B.
Bg Lot No. 18 on the sd map.
RECITE: SA Bk O. 114 pg 112.
THIRD TRACT: B at a pt on the Nly side of Macopin Avenue at a pt therein dis meas Wly fr Park St., 220 ft; sd pt of B bg the S W cor of ld this day about to be conveyed by the Margaret G. Kurtz & Matthew J. Kurtz, her husband, to Lee Allen Parker & Dorothy, his wf;
TH N 66° 53 min W along the Nly side of Macopin Avenue 20 ft to the S E cor of Lot 18, on map k/a "Map of Land belng to Tri-State Realty Association, sit in Montclair, N. J., K.D. Owne, October 1913", conveyed by Margaret G. Kurtz & Matthew J., her husband to John W. Oelsner & Carroll M., his wf, on 1-28-50;
TH along the sa & at rt angles to Macopin Avenue N 23° 7 min E 150 ft to the Nly li of ld formerly of Margaret G. Kurtz & Matthew J.,her hus.
TH S Ely par to Macopin Avenue 20 ft to the N W cor of ld this day about to be conveyed to Parker as afrsd;
TH S Wly & at rt angles to Macopin Ave. 150 ft to Macopin Ave. & pt & pl ofB.
Bg the Wly 1/3 of Lot 19 on sd map. RECITE: SA Deed Bk G 114 pg 568

MAP 3 BLOCK D LOT 17

Kurtz

to

Oelsner

4/26/50

See Trans.

MAP 3 BLOCK D LOT 19pt

#75 AON

ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK D LOT 17

11 Macopin 7800

W **DEED**

By

JANET PATRICK WILSEY & HENRY R HUSB
MONTCL

To

JOHN W OELSNER & CARROLL M WIFE
ISLAND_OYSTER BAY POST OFFICE NASSAU CO
N Y

Block **Lot**

Dated 9-23-46 **Ack** 9-23-46

Rec 9-24-46 **Book** R-108 233

Returned to: Essex Title Gty & Tr Co
Montcl

Stamps $20.90 **Cons.** $1.

Liens None

RECORDED APR 19 1947 RECEIVED Per

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B at a pt on the N sd of Macopin Ave dist meas W alg the same 300 ft from its inter with the W sd of Park St sd pt of B being the S W cor ofland conveyed by Tri-State Realty Assn to Magdalene Hulst by deed K-59 74
TH alg sd sd of Macopin Ave N 66° 53' W 75 ft to a pt in same
TH N 23° 7' E 150 ft to the N l ofland of party of the first part
TH alg the same S 66° 53' E 75 ft to the l of Hulst aforesd
TH alg the l thereof S 23° 7' W 150 ft to pl of B
Known as 11 Macopin Ave Montcl
RECITE S D-97 312 (Restrictions K-70 427

MAP 3 BLOCK D LOT 17

Aug. 23, 1940

See Trans.

MAP 3 BLOCK D LOT 16

C.F.P.

3 D 17

July 23, 1927

Lee Trans.

MAP 3 BLOCK D LOT 16, 17, 18

MAP 3 BLOCK D LOT 18

1/28/50

M. G. Kuntz

to

J. W. Pelsner

See Transfer 9

MAP 3 BLOCK D LOT 19

3 D 18

July 23, 1927

Lee Trans-

3 D 16, 17, 18

MAP 3 BLOCK D LOT 19 pt
add to lot #21

#73 AON

ESSEX COUNTY REGISTER'S OFFICE

Macopin Ave

B &S **DEED**

By MARGARET G KURTZ & MATTHEW J HUSB
MONTCLAIR

To

LEE ALLEN PARKER & DOROTHY WIFE
3 MACOPIN AVE MONTCL

Block **Lot**

Dated 4-26-50 **Ack** 4-26-50

Rec. 5-4-50 **Book** G-114 570

Returned to: Essex Title
Montcl

Stamps $2.20 **Cons.** $1.

Liens None

ASSESSOR'S OFFICE RECEIVED MAY 20 1950 Per

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B at a pt on the N sd of Macopin Ave at a pt therein dist meas W from Park St 180 ft sd pt of B being the S W cor of lot 20 on map known as Map of land belonging to the Tri-State Realty Assn situated in Montclair K D Owen Oct 1913 being also the S W cor of land conveyed by parties of the first part hereto to the parties of the second part by deed dated Nov 25 1949 and recently recorded

TH runn N 66° 53' W alg the N sd of Macopin Ave 40 ft to a tract or parcel of land this day about to be conveyed to John W Oelsner and Carroll M wife

TH at r/a to Macopin Ave N 23° 7' E 150 ft to theN l of land of parties of first part

TH S E par to Macopin Ave 40 ft to the N W cor of lot 20 on s d Map which is also the N W cor of land of parties of the second part

TH S W and at r/a to Macopin Ave and alg the W sd of lot 20 150 ft to Macopin Ave and pl of B

Being the E 40 ft of lot 19 on sd Map

RECITE S A B-84 376

MAP 3 BLOCK D LOT 19 Pt

#72 AON Macopin Ave. **ESSEX COUNTY REGISTER'S OFFICE** add to Lot 17

B &S **DEED**

By MARGARET G KURTZ & MATTHEW J HUSB
MONTCLAIR

To JOHN W OELSNER & CARROLL M WIFE
11 MACOPIN AVE MONTCL

Block **Lot**

Dated 4-26-50 **Ack** 4-26-50

Rec. 5-4-50 **Book** G-114 568

Returned to: Essex Title
Montcl

Stamps $1.10 **Cons.** $1.

Liens None

ASSESSOR'S OFFICE RECEIVED MAY 20 1950 Per

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B at a pt on the N sd of Macopin Ave at a pt therein dist meas W from Park St 220 ft sd pt of B being the S W cor of land this day about to be conveyed by parties of first part to Lee Allen Parker and Dorothy Parker wife

TH N 66° 53' W alg the N sd of Macopin Ave 20 ft to the S E cor of lot #18 on Map known as Map of Land belonging to Tri-State Realty Assn situated Montcl K D Owen Oct 1913 conveyed by parties of first part to parties of second part Jan 28 1950

TH alg the same and at r/a to Macopin Ave N 23° 7' E 150 ft to the N l of land of parties of the first part

TH S E par to Macopin Ave 20 ft to the N W cor of land this day about to be conveyed to Parker as aforesd

TH S W and at r/a to Macopin Ave 150 ft to Macopin Ave and pl of B
Being the W 1/3 of lot 19 on sd Map
RECITE S A B-83 376

#38 AON

ESSEX COUNTY REGISTER'S OFFICE

3 D 19 pt

B & S **DEED** Macopin Ave 1500

By

MARGARET G KURTZ & MATTHEW J HUSB
MONTCLAIR

To

JOHN W OELSNER & CARROLL M WIFE
11 MACOPIN AVE MONTCL

Block **Lot** add to 17

Dated 1-28-50 **Ack** 1-28-50

Rec. 2-9-50 **Book** 0-114 112

Returned to: Essex Title
Montcl

B

Stamps $3.30 **Cons.** $1.

Liens None

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B at a pt on the N sd of Macopin Ave at a pt therein dist meas W from Park St 240 ft sd pt of B being the S W cor of lot #19 on map known as Map of land belonging to the Tri-State Realty Assn situated Montcl K D Owen Oct 1913

TH runn N 66° 53' W alg the N sd of Macopin Ave 60 ft to the S E cor of lot #17 on sd Map now said to belong to the parties of the second part hereto

TH at r/a to Macopin Ave and alg the E sd lot #17 N 23° 7' E 150 ft to the N l of land of the parties of the first part

TH S E par to Macopin Ave 60 ft to the N W cor of sd lot #19

TH S W and at r/a to Macopin Ave and alg the W sd of lot 19 150 ft to Macopin Ave and pl of B

Being lot 18 on said Map

RECITE S A B-84 376

Z 9 B & S

MAP 3 BLOCK D LOT 19

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO ..... AND ..... HEIRS,

SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

DEED ..... BLOCK ..... NO .....

DATE OF DEED MAR 11/32 19 ..... LIBER ..... PA. .....

CONS. $ 1. ACK'D MAR 11/32 19 ..... RECORDED MAR 14/32 19 .....

GRANTORS

KATHERINE M. BRANGWIN,
UNMARRIED

GRANTEES

MARGARET GARDINER HULST

--

PREMISES MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE.....AND TO .....HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT PT IN N S MACOPIN AVE DIST MEASURED
W ALG SA 180 FT FR ITS INTER WITH W S
PARK ST SD PT OF B BG SW COR LOT 20 ON MAP L
BLG TO TRI-STATE REALTY ASSOCIATION SIT
IN MONT, N J, K, D, OWEN, OCT 1913 RUN
TH N 66° 53' W ALG N S MACOPIN AVE 120 FT TO
SE COR LOT 17 ON SD MAP
TH AT L TO MACOPIN AVE & ALG E S LOT 17
N 23° 7' E 150 FT TO N L LD OF ⊕
TH SE = TO MACOPIN AVE 120 FT TO NW COR SD
LOT 20
TH SW & AT L TO MACOPIN AVE & ALG W S SD LOT
20, 150 FT TO MACOPIN AVE & B
BG LOTS 18-19 ON SD MAP [OVER]

FIDELITY UNION TITLE AND MORTGAGE GUARANTY COMPANY.

T. 29 4-31 65M P.

TOGETHER WITH ALL RIGHT, TITLE & INT OF © IN & TO SO MUCH OF MACOPIN AVE AS LIES IN FRONT OF SD PREM TO CEN L THEREOF

RECITES SA PREM CONV TO KATHERINE M, BRANGWIN, THE © HERETO, BY DEED MADE BY GEORGE D, HULST & MARGARET GARDINER HULST, HIS WF, OF EDT

SUB TO ALL LIENS & ENCUMBRANCES OF RECD

Z 8 WTTY

MAP 3 BLOCK II LOT 19

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO ..... AND ..... HEIRS,

SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

DEED ..... BLOCK ..... NO. .....

DATE OF DEED MAR 11/32 19 ..... LIBER ..... PA .....

CONS. $ 1. ACK'D MAR 11/32 19 ..... RECORDED MAR 14/32 19 .....

GRANTORS

GEORGE D, HULST
MARGARET CARDNER HULST,
HIS WF

GRANTEES

KATHERINE M, BRANGWIN
VERONA, N J

PREMISES

MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE ..... AND TO ..... HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT PT ON N S MACOPIN AVE DIST MEASURED
W ALG SA 180 FT FR ITS INTER WITH W
S PARK ST SD PT OF B BG SW COR LOT NO 20
ON MAP LD BLG TO TRI-STATE REALTY ASSN.
SIT IN MONT. N J, K, D, OWEN, OCT 1913
RUN
TH N 66° 53' W ALG N S MACOPIN AVE 120 FT
TO SE COR LOT 17 ON SD MAP
TH AT L TO MACOPIN AVE & ALG ELY S OF LOT
17 N 23° 7' E 150 FT TO N L LD OF ⊕
TH SE = TO MACOPIN AVE 120 FT TO NW COR SD
LOT NO 20
TH SW & AT L TO MACOPIN AVE & ALG W S OF SD
LOT NO 20, 150 FT TO MACOPIN AVE & B [OVER]

FIDELITY UNION TITLE AND MORTGAGE GUARANTY COMPANY.

T. 29 4-31 65M P.

BG LOTS 18-19 ON SD MAP
TOGETHER WITH ALL RIGHT, TITLE & INT OF ⓞ IN & TO SO MUCH OF MACOPIN AVE
AS LIES IN FRONT OF SD PREM TO CEN L THEREOF
RECITES SA G-70 ✱ 532-533
SUB TO ALL LIENS & ENCUM'S OF RECD

E W 77 B & S

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

MAP 3 BLOCK D LOT 19

DEED Block No.

Date of Deed NOV 7/23 19 Liber pa.

Cons. $ 1 Ack'd NOV 7/23 19 Recorded JUNE 5/24 19

Grantors

MAGDALENE H S HULST, WIDOW

NO STAMPS

Grantees

GEORGE D HULST

Premises TOWN MONT

B AT PT ON N S OF MACOPIN AV DIST W ALG SA 180 FT FR ITS INTER WITH W S OF PARK ST SD PT OF B BG SW COR OF LOT 20 ON MAP OF LD BLG TO TRI-STATE REALTY ASSN SIT IN MONT N J K D OWEN, OCT 1913 WHICH LOT IS NOWPROP OF MARGARET G HULST,

TH N 66° 53' W ALG N S OF MACOPIN AV 120 FT TO SE COR OF LOT 17 ON SD MAP

TH AT L TO MACOPIN AV & ALG E S OF LOT 17 N 23° 7' E 150 FT TO N L OF LD OF ©

TH SE = TO MACOPIN AV 120 FT TO NW COR OF LOT 20

TH SW AT L TO MACOPIN AV & ALG W S OF SD LOT 20 150 FT TO MACOPIN AV AT B

BG LOTS 18 & 19 ON MAP AFSD

TOGETHER WITH ALL RIGHT TITLE & INT OF © IN & TO SO MUCH OF MACOPIN AV AS LIES IN FRONT OF SD PREM TO CENTRE L THF

RECITES SA K 59 74-76

SUB TO RESTRS THAT THEY SHALL BE USED FOR RESI

OVER

PUR ONLY, & THAT NO RESI IS TO BE BUILT ON LOT HAVING FRNTG OF LESS THAN 60 FT NO RESI TO BE BUILT THEREON EXCEPT SINGLE FAMILY DWELLING HOUSE ON EA 60 FT LOT, ANY SUCH DWELLING HOUSE TO COST NOT LESS THAN $6000 WHEN ERECTED & TO BE PLACED AT LEAST 35 FT BACK FR THE ST L, & NO OTHER BLDGS TO BE BUILT EXCEPT PRIV STABLE OR GAR TO BE USED IN CONNEC WITH PRIV RESI, ANY SUCH STABLE OR GAR TO BE PLACED AT LEAST 100 FT BACK FR ST L

C 16 WTTY

MAP 3 BLOCK D LOT 19

APPLICATION No.

EXAMINED

RECORD OF INSTRUMENT

DEED

Block ..... No. .....

Date of Deed JULY 16/17 191 Liber ..... pa. .....

Cons. $ 1 Ack'd JULY 16/17 191 Recorded JULY 17/17 191

Grantors.

TRI-STATE REALTY ASSOCIATION
A CORP. N.J.

Grantees

MAGDALENE H S HULST

Premises TOWN MONT

B AT PT ON N S MACOPIN AV DIST W ALG SA 180 FT FR ITS INTERSECT WITH W S OF PARK ST

SD PT OF B BG THE SW COR OF LOT NO 20 ON THE MAP BLG TO THE TRI-STATE REALTY ASSOCIATION.

SIT IN MONT. N.J. K.D. OWEN. OCT 1913. WHICH LOT IS NOW THE PROP OF MARGARET G HULST

TH N 66°53'W ALG N S OF MACOPIN AV 120 FT TO SE COR LOT NO 17 ON SD MAP

AT L. TO MACOPIN AV & ALG E S OF LOT NO 17 N 23°7'E 150 FT TO N L LD OF ©

SE = TO MACOPIN AV 120 FT TO NW COR OF SD LOT NO 20

SW & AT L. TO MACOPIN AV & ALG THE W S OF SD LOT NO 20. 150 FT TO MACOPIN AV AT THE B BG LOTS NOS 18 AND 19 ON SD MAP

TOGETHER WITH ALL RIGT. TITLE & INT OF © IN & TO SOMMUCH OF MACOPIN AV AS LIES IN FRONT OF SD PREM TO THE CENTRE L THF

OVER

LOT NO 18 BG SUB TO MTG $1000 HELD BY RUTH BIGELOW AND LOT NO 19 SUB TO MTG FOR $1000 HELD BY MELITA K WILLIAMS

BOTH LOTS BG SUB TO THE RESTRS THAT THEY SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY & THAT NO RESIDENCE IS TO BE BUILT ON A LOT HAVING A FRTG OF LESS THAN 60 FT, NO RESIDENCE TO BE BUILT THEREON EXCEPT A SINGLE FAMILY DWLG HOUSE ON EA 60 FT LOT, ANY SUCH DWLG HOUSE TO COST NOT LESS THAN $6000 WHEN ERECTED, & TO BE PL AT LEAST 35 FT BACK FR THE ST L, & NO OTHER BLDGS TO BE BUILT EXCEPT A PRIVATE STABLE OR GARAGE TO BE USED IN CONNECTION WITH A PRIVATE RESIDENCE , ANY SUCH STABLE OR GARAGE TO BE PL AT LEAST 100 FT BACK FR THE ST L

W 31 WTTY

3 D New No. 19

11-12—10M—G

APPLICATION NO.
EXAMINED
RECORD OF INSTRUMENT

DEED Block No.

Date of Deed JAN 9/13 191 Liber pa.

Cons. $ 1 Ack'd JAN 9/13 191 Recorded JAN 28/13 191

Grantors

GEORGE D HULST
MARGARET G HULST HIS WF

Grantees

TRI-STATE REALTY ASSO
A CORP

Premises

TOWN OF MONT

B AT PT IN N SIDE MACOPIN AV DIST W ALG SD SIDE 184 FT FR ITS INTERSEC WITH W SIDE OF PARK ST

TH ALG N SIDE MACOPIN AV N 66° 53' W 120 FT .

AT L TO MACOPIN AV N 23° 7' E 150 FT TO LD OF THE ESSEX REALTY ASSOCIATES

ALG LAST MENTD LINE = WITH MACOPIN AV S 66° 53' E 120 FT

TH AGAIN AT L TO MACOPIN AV S 23° 7' W 150 FT TO B

TOGETHER WITH ALL THE RIGHT, TITLE & INT OF ⊕ IN & TO SO MUCH OF MACOPIN AV AS LIES IN FRONT OF SD PREM TO CENTRE L THF, SUB RESTRS IN D 51 302.

RECITES SA PREM MENTD IN DEED

3-12—10M—G.

APPLICATION NO.
EXAMINED
RECORD OF INSTRUMENT

C 22 WTTY

3 D : -19- parts of 18 & 20

DEED Block No.

Date of Deed JUNE 4/12 191 Liber pa.

Cons. $ 1 Ack'd JUNE 4/12 191 Recorded JUNE 15/12 191

Grantors

TRI STATE REALTY ASSOCIATION
A CORP

Grantees

GEORGE D HULST

Premises

TOWN OF MONT

B AT PT IN N S OF MACOPIN AV DIST W ALG SD S 184 FT FR ITS INTERSECT WITH W S OF PARK ST TH ALG SD N S OF MACOPIN AV N 66° 53' W 120 FT AT L MACOPIN AV N 23° 7' E 150 FT TO LD OF THE ESSEX REALTY ASSOCIATES ALG SD LAST MENTD LINE = N TH MACOPIN AV S 66° 53, E 120 FT AGAIN AT L MACOPIN AV S 23° 7' W 150 FT TO B

TOGETHER WITH ALL THE RIGHT, TITLE AND INT OF THE GR IN & TO SO MUCH OF MACOPIN AV AS LIES IN FRONT OF SD PREM TO THE CENTRE LINE THF

SUB TO THE RESTRS HOWEVER THAT SD PREM ARE TO BE USED FOR RESIDENTIAL PURPOSES ONLY, & THAT NO RESIDENCE IS TO BE BUILT ON A LOT HAVING A FRONTAGE OF LESS THAN 60 FT, NO RESIDENCE TO BE BUILT EXCEPT A SINGLE FAMILY DLNG HOUSE ON EA

OVER

60 FT LOT, ANY SUCH DLNG TO COST NOT LESS THAN $6000.
WHEN ERECTED, TO BE PL AT LEAST 35 FT BACK FR THE ST LINE, NOT OTHER
BLDGS TO BE BUILT EXCEPT A PRIVATE STABLE OR GARAGE TO BE USED IN
CONNECTION WITH A PRIVATE RESIDENCE, ANY SUCH STABLE OR GARAGE TO BE
PL AT LEAST 100 FT BACK FR THE ST LINE

8-11-20M

APPLICATION No.
EXAMINED
RECORD OF INSTRUMENT

C 27 NTTY **DEED** Block No.

Date of Deed JAN 24/12 191 Liber 3220 pa.

Cons. $ 1 Ack'd JAN 24/12 191 Recorded JAN 25/12 191

3-D-19 21 part

Grantors

ESSEX REALTY ASSOCIATES
A CORP

Grantees

TRI-STATE REALTY ASSOCIATION
A CORP

Premises TOWN OF MONT

B ON THE N S OF MACOPIN AV DIST MEASURED W ALG THE SD N S 150 FT FR THE INTERSECT OF THE SD N S AND THE W S OF PARK ST SD B PT BG THE SW COR OF LOT NO 21 ON A MAP OF LD BLG TO THE TRI-STATE REALTY ASSOCIATION, SITUATED IN MONTCLAIR, N.J, MADE BY K D OWEN, OCT 1910

TH ALG THE SD N S OF MACOPIN AV 60 FT TO THE SE COR OF LOT NO 18 ON SD MAP

N 23° 7' E THRO LD OF ⌀ 150 FT

STILL THRO LD OF ⌀ S 66° 53' E 60 FT TO NW COR OF SD LOT NO 21

ALG THE W S OF LOT NO 21 S 23° 7' W 150 FT ± TO THE SD N S OF MACOPIN AV AT THE B

BG LOT NO 20 ON SDMAP

TOGETHER WITH ALL THE RIGHT, TITLE AND INT OF THE G IN AND TO SO MUCH OF MACOPIN AV AS LIES IN FRONT OF SD PREM TO THE CENTRE L THF.

OVER

BAKER PRINTING CO., NEWARK.

RECITES P O Y 41 43 AND SUB TO THE RESTRS THEREIN CONTAINED

Hammersley 460 Bldg Cove Mtcl

BOOK 4258 PAGE 1184

103—DEED - BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. COV

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05210

This Indenture,

Made the 30th day of November 1967

Between

HELEN REILLY, Widow,

residing at 128 Forest Drive (Short Hills, New Jersey) in the Township of Millburn in the County of Essex and State of New Jersey herein designated as the Grantors,

And

STANLEY E. MOWER and ETHEL MAY MOWER, his wife,

residing or located at 19 Macopin Avenue, in the Town of Montclair in the County of Essex and State of New Jersey, herein designated as the Grantees;

Witnesseth, that the Grantors, for and in consideration of ONE AND NO/100 ($1.00) DOLLARS AND OTHER VALUABLE CONSIDERATIONS,

Amount of Doc. Rev. Stamps

$34.10

lawful money of the United States of America, to the Grantors 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 Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and convey unto the Grantees forever,

All those tract s or parcel s of land and premises, situate, lying and being in the Town of Montclair in the County of Essex and State of New Jersey, more particularly described as follows:

FIRST TRACT: BEGINNING at the intersection of the easterly line of Patton Place with the northerly line of Macopin Avenue, as shown on Map of Property of Godfrey Corporation, Upper Montclair, N. J., made March 20, 1912, by F. W. Crane, C. E.; thence

(1) along said northerly line of Macopin Avenue South 66 degrees 53 minutes East 56 feet; thence

(2) North 23 degrees 7 minutes East 150 feet to the southerly line of Lot #19 on said Map; thence

(3) along said last mentioned line North 66 degrees 53 minutes West 53.32 feet to Patton Place; thence

(4) along Patton Place South 41 degrees 9 minutes West 8.66 feet; thence

(5) still along the same South 23 degrees 7 minutes West 141.76 feet to Macopin Avenue at the point or place of BEGINNING. Being Lot #20 as shown on the aforementioned Map.

SECOND TRACT: BEGINNING on the northerly side of Macopin Avenue at a point therein distant measured westerly along the same 477.25 feet from its intersection with the westerly side of Park Street; thence

(1) along said northerly line of Macopin Avenue North 66 degrees 53 minutes West 50 feet to the easterly line of premises formerly of Franklyn C. Koss and Helen M. Koss, his wife; thence

Lot 51

Lot 20

RECEIVED JAN 10 1968 Per

Dec 1 3-21 PM '67

RECEIVED FOR RECORD REGISTERS OFFICE ESSEX COUNTY, N.J.

2113603

19 Macopin Ave

MAP 3 BLOCK D LOT 20/51

(2) along the last mentioned line North 23 degrees 7 minutes East 150 feet to the northerly line of land of the parties of the First Part; thence

(3) along the same South 66 degrees 53 minutes East 50 feet; thence

(4) South 23 degrees 7 minutes West 150 feet to the said northerly side of Macopin Avenue at the point or place of BEGINNING.
*(See below)

BEING the same premises conveyed to Grantor by Deed of Donald A. Lochhead and Janet D. Lochhead, his wife, recorded on October 5, 1955, in Book 3354 of Deeds, Pages 75-77, and known as #19 Macopin Avenue.

SUBJECT TO: (1) Restrictions contained in Deed recorded in Book H 95, Page 465, and in Deed recorded in Book U 76, Page 196;

(2) The rights, if any, of the Town of Montclair, as shown in Deeds H 95, Page 465 and U 76, Page 196, to maintain a storm sewer drain over the northerly portion of the property;

(3) Rights, public and private, in Wigwam Brook, which crosses part of said premises; and

(4) The encroachment of retaining wall, fence and abutment over and on said premises.

*Together with all the right, title and interest of the grantor in and to so much of Macopin Avenue and Patton Place as adjoin said premises to the center lines thereof.

40110

#18 A. R.

ESSEX COUNTY REGISTER'S OFFICE

Lot 20 Macopin Ave 400
Lot 51 19 Macopin 7200

MAP 3 BLOCK D LOT 20 51

B & S DEED

By DONALD A. LOCHHEAD &
JANET D. HIS WIFE
MONTCLAIR

To

HELEN REILLY, WIDOW
MONTCLAIR

Block Lot

Dated 9/29/55 Ack 9/29/55

Rec. 10/5/55 Book 3354 75

Returned to: Lum, Fairlie & Foster
605 Broad St.,
Newark

Stamps $25.30 Cons. $1.00

Liens -

ASSESSOR'S OFFICE
REGISTERED
OCT 14 1955
Per

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

3-D-51

FIRST TRACT: B at the int of the E line of Patton Pl with the N line of Macopin Ave. as shown on Map of Property of Godfrey Corp. Upper Montclair N. J. made Mar. 20, 1912 by F. W.Crane C.E.,

TH alg sd N line of Macopin Ave S 66° 53 min E 56 ft
TH N 23° 7 min E 150 ft to the S line of Lot #19 on sd map;
TH alg sd l/m line N 66° 53 min W 53.32 ft to Patton Pl.,
TH alg Patton Pl S 41° 9 min W 8.66 ft
TH still alg the same S 23° 7 min W 141.76 ft to Macopin Ave at the pt or pl of B.

Being Lot #20 as shown on the aforement map.

3-D-20

SECOND TRACT: B on the N s of Macopin Ave at a pt thrn dist meas W alg the same 477.25 ft fr its int with the W s of Park St.,

TH alg sd N line of Macopin Ave N 66° 53 min W 50 ft to the E line of prem fmly of Franklyn C. Koss & Helen M. Koss, his wife;
TH alg the l/m line N 23° 7 min E 150 ft to the N line of land of the parties of the first part;
TH alg the same S 66° 53 min E 50 ft
TH S 23° 7 min W 150 ft to sd N s of Macopin Ave at the pt or pl of B.
RECITE: SA 2899 4

MAP 3 BLOCK D LOT 20 51

#25 A. R. **ESSEX COUNTY REGISTER'S OFFICE**

W **DEED**

By EDWARD GEORGE INGRAM &
MARTHE S. HIS WIFE
MONTCLAIR

3-B-20 Macopin 306
3-D-51 19 Macopin 5400

To

DONALD A. LOCHHEAD &
JANET D. HIS WIFE
NO ADDRESS

Block **Lot**

Dated 12/1/50 **Ack** 12/1/50

Rec. 12/5/50 **Book** 2899 4

Returned to: Garden State Title Ins Co.
295 Bloomfield Ave.
Montclair

Stamps $20.90 **Cons.** $1.00

Liens -

ASSESSOR'S OFFICE RECEIVED DEC 18 1950 Per

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

FIRST TRACT: B at the int of the E l of Patton Pl with the N l of Macopin Ave as shown on Map of property of Godfrey Corp Upper Montclair, N. J. made Mar. 20, 1912 by F. W. Crane, C.E.

3-D-51

TH alg sd N l of Macopin Ave S 66° 53 min E 56 ft
TH N 23° 7 min E 150 ft to the S l of Lot #19 on sd map;
TH alg sd l/m l N 66° 53 min W 53.32 ft to Patton Pl
TH alg Patton Pl S 41° 9 min W 8.66 ft
TH still alg the same S 23° 7 min W 141.76 ft to Macopin Ave at the pt or pl of B.
Being Lot #20 as shown on the aforement map.

3-D-20

SECOND TRACT: B on the N s of Macopin Ave at a pt thrn dist meas W alg the same 477.25 ft fr its int with the W s of Park St.,
TH alg sd N l of Macopin Ave N 66° 53 min W 50 ft to the E l of prem fmly of Franklyn C. Koss & Helen M. Koss, his wife;
TH alg the l/m l N 23° 7 min E 150 ft to the N l of land of the party of the first part;

TH alg the same S 66° 53 min E 50 ft
TH S 23° 7 min W 150 ft to sd N s of Macopin Ave at the pt or pl of B.
RECITE: SA H-95 465; U-76 196

#31 AON

ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK D LOT 20 51

Lot 20 Macopin Ave 300
Lot 51 19 Macopin 5400

W **DEED**

By JOSEPH P FAIELLA & NANCY WIFE
19 MACOPIN AVE MONTCL

To EDWARD GEORGE INGRAM & MARTHE S WIFE
577 HIGHLAND AVE MONTCL

Block **Lot**

Dated 12-6-49 **Ack** 12-6-49

Rec. 12-10-49 **Book** A-114 371 P

Returned to: Garden State T Ins Co
295 Bloomfield Ave Montcl

Stamps $19.25 **Cons.** $1.

Liens None

ASSESSOR'S OFFICE RECEIVED DEC 27 1949 Per

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

3-D-51

FIRST TRACT: B at the inter of the E l of Patton Pl with the N l of Macopin Ave as shown on Map of Property of Godfrey Corp Up Montcl made March 20 1912 by F W Crane C E
TH alg sd N l of Macopin Ave S 66° 53' E 56 ft
TH N 23° 7' E 150 ft to the S l of lot #19 on sd Map
TH alg sd last ment l N 66° 53' W 53.32 ft to Patton Pl
TH alg Patton Pl S 41° 9' " 8.66 ft
TH still alg the same S 23° 7' W 141.76 ft to Macopin Ave at the pt of B
Being lot #20 as shown on aforement Map

3-D-20

SECOND TRACT: B on the N sd of Macopin Ave at a pt therein dist meas W alg the same 477.25 ft from its inter with the W sd of Park St
TH alg sd N sd of Macopin Ave N 66° 53' W 50 ft to the E l of premises for of Franklin C Koss and Helen M Koss wife
TH alg last ment l N 23° 7' E 150 ft to the N l of land of parties of first part

TH alg the same S 66° 53' E 50 ft
TH S 23° 7' W 150 ft to sd N sd of Macopin Ave at the pt of B
RECITE S A Y-111 267

#52 AON

ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK D LOT 20 51 b

.....W.....**DEED** lot 51 19 Macopin 5400
lot 20 Macopin 300

By

FRANKLYN C KOSS & ROSABEL S WIFE
MONTCL

To

JOSEPH P FAIELLA & NANCY WIFE
64 WEST 104TH ST NEW YORK

Block _____ **Lot** _____

Dated 12-1-48 **Ack** 12-1-48

Rec. 12-2-48 **Book** Y-111 267

Returned to: Franklin Mtge & T Ins Co
509 Orange St Nwk

Stamps $18.70 **Cons.** $1.

Liens None

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

FIRST TRACT: B at the inter of the E lof Patton Pl with the N l of Macopin Ave as shown on Map of Property of Godfrey Corp Up Montcl made March 20 1912 by F W Crane C E
TH alg sd N l of Macopin Ave S 66° 53' E 56 ft
TH N 23° 7' E 150 ft to the S l of lot #19 on sd Map
TH alg sd last ment l N 66° 53' W 53.32 ft to Patton Pl
TH alg Patton Pl S 41° 9' W 8.66 ft
TH still alg the same S 23° 7' W 141.76 ft to Macopin Ave and pl of B
Being lot 20 as shown on aforement Map
RECITE S A H-95 465
SECOND TRACT: B on the N sd of Macopin Ave at a pt dist meas W alg the same 477.25 ft from its inter with the W sd of Park St
TH alg sd N sd of Macopin Ave N 66° 53' W 50 ft to the E l of premises for of Franklyn C Koss and Helen M wife
TH alg the last ment l N 23° 7' E 150 ft to the N l of land of parties of

first part
TH alg the same S 66° 53' E 50 ft
TH S 23° 7' W 150 ft to the sd N sd of Macopin Ave at pl of B
RECI E S A C-97 578 See Deed U-100 412

L 10 B&S

APPLICATION NO. EXAMINED RECORD OF INSTRUMENT

HAB: UNTO ____ AND ____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

19 Macopin

MAP 3 BLOCK II LOT 20 51

DEED Block No.

Date of Deed DEC 14/42 19 Liber U 100 pa. 412-414

Cons. $ Ack'd 19 Recorded 19

DEC 14/42 JAN 11/43

Grantors

HELEN M KOSS

MONT

$1.10 STAMPS

ACK MARIAN SCHEIR

NP NJ

Grantees

FRANKLYN C KOSS

--

Premises MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE ____ AND TO ____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

KN AS #19 MACOPIN AV

1ST TRACT 3-II-51

B AT INTER OF E L OF PATTON PL WI N L OF MACOPIN AV AS SHOWN ON "MAP OF PROP OF GODFREY CORPORATION UPPER MONT, N.J." MADE MAR 20/12 BY F W CRANE, C.E.

TH ALG SD N L OF MACOPIN AV S 66°53'E 56 FT

TH N 23°7'E 150 FT TO S L OF LOT #19 ON SD MAP

TH ALG SD LAST MENTD L N 66°53'W 53.32 FT TO PATTON PL

TH ALG PATTON PL S 41°9'W 8.66 FT

TH STILL ALG SA S 23°7'W 141.76 FT TO

OVER

W HJ.

T532-6-42-32M
N. J. R. T. I. CO.

MACOPIN AV AT THE B

BG LOT # 20 ON MAP AFSD

TOGETHER WI ALL RIGHT, TITLE & INT OF ⊕ IN & TO SO MUCH OF / MACOPIN AV & PATTON PL AS ADJOINS SD PREMS TO CENTRE LINES THF

RECITES SA H 95 465-467

2ND TRACT 3-D-20

B ON N S OF MACOPIN AV AT PT DIST MEAS W ALG SA 477.25 FT FR ITS INTER WI WEST S OF PARK ST

TH ALG SD N S OF MACOPIN AV N 66°53'W 50 FT TO E L OF PREMS OF ⊕

TH ALG LAST MENTD L N 23°7'E 150 FT TO N L OF LD OF ⊕

TH ALG SA S 66°53'E 50 FT

TH S 23°7'W 150 FT TO SD N S OF MACOPIN AV AT THE B

RECITES SA C 97 ~~58~~ 578-580

MAP 3 BLOCK D LOT 20

John W. Post twp

Sept. 24, 1940

To

See Trans.

Franklin C. Koss twp

MAP 3 BLOCK D LOT 16

MAP 3 BLOCK D LOT 20

Nov. 28, 1916

See Trans.

MAP 3 BLOCK D LOT 21

McDonald 124 Main Bloomingdale

ASSESSOR'S OFFICE

RECEIVED SEP 23 1965

103—N. J. DEED—BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. B N T ALL-STATE OFFICE SUPPLY CO. 49 EDISON PLACE, NEWARK 2, N. J.

BOOK 4114 PAGE 336

This Indenture,

Made the 17th *day of* August *, in the year of our Lord One Thousand Nine Hundred and* Sixty-five.

Between LEE ALLEN PARKER and DOROTHY PARKER, his wife,

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J. AUG 23 12 24 PM '65

residing at 3 Macopin Avenue *in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey *party of the first part;*

And NORMAN M. GERMOND and JUDITH K. GERMOND, his wife,

3 Macopin Avenue

of the Town *of* Montclair *in the County of* Essex *and State of* New Jersey *party of the second part:*

R.S. 61.60

Witnesseth, *that the said party of the first part, for and in consideration of* ONE DOLLAR ($1.00) 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 those certain *tract s or parcels of land and premises, hereinafter particularly described, situate, lying and being in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey:

FIRST TRACT BEGINNING at a point formed by the intersection of the westerly side of Park Street with the northerly side of Macopin Avenue; thence along said side of Park Street North 27 degrees, 25 minutes East 150.42 feet; thence North 66 degrees, 53 minutes West 191.28 feet; thence South 23 degrees, 7 minutes West 150 feet to the northerly side of Macopin Avenue; thence along said Macopin Avenue South 66 degrees, 53 minutes East 180 feet to the point and place of BEGINNING.

This description being in accordance with a survey made by George C. Pranis, dated April 3rd, 1947.

Subject to restrictions of record, if any, and zoning ordinances of the Town of Montclair.

BEING the same premises conveyed to Lee Allen Parker & Dorothy Parker, his wife, by Margaret G. Kurtz and Matthew J. Kurtz, her husband, by Deed dated the 25th day of November 1949 and recorded in the Essex County Register's Office on November 28th, 1949 in Deed Book F 114, page 35-37.

SECOND TRACT BEGINNING at a point on the northerly side of Macopin Avenue at a point therein distant measured westerly from Park Street 180 feet, said point of beginning being the southwest corner of Lot No. 20 on map known as "Map of Land belonging to the Tri-State Realty Association situated in Montclair, N. J., K. D. Owen, October 1913", being also the southwest corner of land conveyed by Margaret G. Kurtz and Matthew J. Kurtz, her husband to Lee Allen Parker and Dorothy Parker, his wife, by Deed dated Nov. 25th, 1949 and recorded in the Essex County Register's Office on

1775601

3 Macopin Ave

MAP 3 BLOCK D LOT 21

Nov. 28th, 1950 in Deed Book F 114, page 35---37, running thence North 66 degrees 53 minutes West along the northerly side of Macopin Avenue 40 feet to a tract or parcel of land conveyed to John W. Oelsner and Carroll M. Oelsner, his wife; thence at right angles to Macopin Avenue North 23 degrees, 7 minutes East 150 feet to the northerly line of land conveyed by Margaret G. Kurtz and Matthew J. Kurtz, her husband to Lee Allen Parker and Dorothy Parker, his wife by Deed dated April 26th, 1950 and recorded in the Essex County Register's Office on May 4th, 1950 in Deed Book G 114, page 570-572; thence southeasterly parallel to Macopin Avenue 40 feet to the northwest corner of Lot. No. 20 on the said map, which is also the northwest corner of land of Lee Allen Parker and Dorothy Parker, his wife; thence southwesterly and at right angles to Macopin Avenue and along the westerly side of Lot. No. 20, 150 feet to Macopin Avenue and the point and place of BEGINNING.

Being the easterly 40 feet of Lot. No. 19 on the said map.

Together with all the right, title and interest of the parties of first part in and to so much of Macopin Avenue as lies in front of said premises to the center line thereof.

Subject to restrictions of record, if any, and zoning ordinances of the Town of Montclair.

BEING the same premises conveyed to Lee Allen Parker and Dorothy Parker, his wife, by Margaret G. Kurtz and Matthew J. Kurtz, her husband, by Deed dated April 26th, 1950 and recorded in the Essex County Register's Office in Deed Book G 114, pages 570-572.

MAP 3 BLOCK D LOT 21

Kurtz

to

Parker

4/26/50

See Trans

MAP 3 BLOCK D LOT 19pt

MAP 3 BLOCK D LOT 21

#40 A. R.

ESSEX COUNTY REGISTER'S OFFICE

DEED

By MARGARET G. KURTZ &
MATTHEW J. HER HUSBAND
MONTCLAIR

To

LEE ALLEN PARKER &
DOROTHY, HIS WIFE
3 MACOPIN AVE
MONTCLAIR

Block ..... **Lot** .....

Dated 11/25/49 **Ack** 11/25/49

Rec. 11/28/49 **Book** F-114 35

Returned to:

Stamps $7.15 **Cons.** $1.00

Liens Subj to Mtge h/b Howard Savings Institution $13,930.22

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B at a pt fmd by the int of the W s of Park St with the N s of Macopin Ave

TH alg sd s of Park St N 27° 25 min E 150.42 ft
TH N 66° 53 min W 191.28 ft
TH S 23° 7 min W 150 ft to the N s of Macopin Ave
TH alg sd Macopin Ave S 66° 53 min E 180 ft to the pt & pl of B

Survey made by George C. Pranis dated Apr 3, 1947
RECITE: SA M-58 158

Together with a perpetual easement over a parcel of land bounded & des as follows:

B at the N W corner of the tract above des

TH in a continuation of the N l thereof N 66° 53 min W 5 ft
TH par with the W l of the tract above des S 23° 7 min W 40 ft
TH S 66° 53 min E 5 ft to the W l of the tract above des
TH alg the W l thereof N 23° 7 min E 40 ft to the N W corner thereof & pt & pl of B.

W 24 WTTY

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

MAP 3 BLOCK D LOT 21 pt.
New no. 22

APPLICATION NO.....

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO.....AND.....HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

2-0001

DEED ..... Block ..... No. .....

Date of Deed NOV 20/34 19 Liber D 88 pa. 477-479

Cons. $ 100 Ack'd NOV 20/34 19 Recorded NOV 26/34 19

Grantors

MARGARET G HULST &
GEORGE D HULST, HER HUS
MONTC

ACK- ARTHUR H BISSELL
M C C

$1.50 STAMPS

Grantees

LAURA S BROOKS
MONTC

Premises MONTCLAIR

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE.....AND TO .....HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B INTER OF W L OF PARK ST WITH N L OF LD OF
MARGARET G HULST SD PT OF B BG SE COR OF
LD CONVD BY ① TO ② BY DEED DT NOV 15/33
TH ALG L OF SD LD N 66° 53' W 150 FT TO COR
TH ALG W L OF LD OF ① S 27° 34' W 60 FT TO
COR
TH THRU LD OF MARGARET G HULST S 66° 53' E
150 FT TO W L OF PARK ST
TH ALG SA N 27° 34' E 60 FT TO B
RECITES PART OF M 58 158 E TO , SUB TO RESTRS
OF REC

T. 29A 8-34-6M C
F. U. T. & M. G. CO.

Z 3 WTTY

21 pt ✓

MAP 3 BLOCK D LOT 110 all

Carries No. 110

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO ..... AND ..... HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

DEED ..... BLOCK ..... No. .....

DATE OF DEED NOV 15/33 19 LIBER U-26 PA 365-366

CONS. $ 1. ACK'D NOV 16/33 19 RECORDED NOV 24/33 19

GRANTORS

GEORGE D, HULST
MARGARET G, HULST, HIS WF
MONT

ACK'D BEFORE ARTHUR H,
BISSELL
MCC OF N J

"NO STAMPS"

GRANTEES

LAURA S, BROOKS
MONT.

PREMISES MONT.

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE ..... AND TO ..... HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT PT IN W L PARK ST, DIST MEASURED N ALG SA 210.42 FT FR ITS INTER WITH N L MACOPIN AVE RUN
TH ALG SD W L PARK ST N 27° 34' E 60 FT TO S L LD OF FRANKLIN STODDARD SMITH
TH N 66° 53' W 150 FT
TH S 27° 34' W 60 FT
TH S 66° 53' E 150 FT TO B
RECITES P.O. SA M-80 11-12 & THE OTHER M-98 158 ETC.
SUB TO RESTRS REFERRED TO IN SD DEEDS

FIDELITY UNION TITLE AND MORTGAGE GUARANTY COMPANY.

T. 20 4-31 65M F.

W 17, B&S,

MAP 3 BLOCK D LOT 21

APPLICAT NO

EXAMINE
RECORD OF INSTRUMENT

3

DEED Block No.

Date of Deed NOV 24/16, 191 Liber pa.

Cons. $ 1 Ack'd NOV 27/16, 191 Recorded NOV 28/16, 191

Grantors

CHESTER C BEEKMAN, UNMARRIED

Grantees

MARGARET G HULST WF OF
GEORGE D HULST,

Premises TOWN OF MONT,

1ST TRACT,

B AT INTERSEC OF W L OF PARK ST, WITH N L OF MACOPIN AVE,

TH ALG SD N L MACOPIN AVE N 66° 53' W, 120 FT TO PT IN S L OF LOT 21, ON MAP OF LAND OF THE TRI-STATE REALTY ASSOCIATION, SITUATED AT MONTCLAIR N.J, MADE BY K.D, OWEN, OCT 1910

TH THRO SD LOT NO 21, N 23° 7' E, 150 FT

TH E & = WITH SD N S MACOPIN AVE, 131 64/100 FT TO THE W S OF PARK ST,

TH ALG SA S 27° 34' W, 150 & 42/100 FT TO B,

BG LOT NO 22, & ELY 40 FT OF LOT 21 SHOWN ON SD MAP

OVER

100M-7-08.

MAP 3 BLOCK D LOT 110

2ND TRACT, B AT PT ON W S OF PARK ST, DIST MEASURED NLY ALG THE SA, 150 42/100 FT FR INTERSEC WITH N L MACOPIN AVE, THE SD PT OF BEG BG THE NE COR OF LOT 22,

TH N 27° 34' E, FURTHER ALG THE SD W S OF PARK ST, 65 FT

TH N 66° 53' W, = TO THE N L OF LD COMPOSING THE TRI-STATE REALTY ASSOCIATION TRACT, 150 FT,

TH S 27° 34' W, = WITH W S OF PARK ST, 65 FT TO N L OF 3RD TRACT HEREIN DESCD

TH ALG THAT L & N L OF THE IST TRACT S 66° 53' E, 150 FT TO B

3RD TRACT, B AT PT IN N S OF MACOPIN AVE, DIST W ALG SD SIDE 120 FT FR ITS INTERSEC WITH W S OF PARK ST, SD PT BG SW COR OF IST TRACT HEREIN DESCD,

TH ALG SD N S MACOPIN AVE, N 66° 53' W, 60 FT,

TH AT L TO MACOPIN AVE N 23° 7' E, 150 FT

TH S 66° 53' E, 60 FT TO W L OF THE IST TRACT,

TH SD LAST MENTD L S 23° 7' W, 150 FT TO B

BG LOT 20, ON SD MAP

MAP 3 BLOCK D LOT 20

RECITES SA PREM CONVD TO ① BY GEORGE D HULST BY DEED EDT,

W 16, B&S,

APPLICATION NO.

EXAMINE
RECORD OF INSTRUMENT

3

DEED Block No. MAP 2 BLOCK D LOT 21

Date of Deed NOV 24/16, 191 Liber pa.

Cons. $ 1 Ack'd NOV 27/16, 191 Recorded NOV 28/16, 191

Grantors

GEORGE D HULST,

Grantees

CHESTER C BEEKMAN

Premises

TOWN OF MONT,

1ST TRACT,

B AT INTERSEC OF W L OF PARK ST, WITH N L OF MACOPIN AVE,

TH ALG SD N L MACOPIN AVE N 66° 53' W, 120 FT TO PT IN S L LOT NO 21, ON MAP OF LAND OF THE TRI-STATECREALTY ASSOCIATION, SITUATED AT MONTCLAIR N.J, MADE BY K.D, OWEN OCT 1910

TH THRO SD LOT 21, N 23° 7' E, 150 FT

TH E = WITH SD N L MACOPIN AVE, 131 64/100 FT, TO W S OF PARK ST

TH ALG SA S 27° 34' W, 150 ~~X~~ 42/100 FT TO B,

BG LOT NO 22, & ELY 40 FT OF LOT NO 21 SHOWN ON SD MAP

RECITES SA X 51, 494,

OVER

100M-7-08.

21 Pt. N

MAP 3 BLOCK D LOT ~~10~~ Pt

2ND TRACT, B AT PT ON W S OF PARK ST DIST MEASURED N ALG SA, 150 42/100 FT FR INTERSEC WITH THE N L OF MACOPIN AVE, SD PT OF BEG BG THE NE COR OF LOT 22

TH N 27° 34' E, FURTHER ALG SD W S OF PARK ST, 65 FT

TH N 66° 53' W, = TO THE N L OF LD COMPOSING THE TRI-STATE REALTY ASSOCIATION TRACT, 150 FT,

TH S 27° 34' W, = WITH W S OF PARK ST, 65 FT TO THE N L OF 3RD TRACT HEREIN DESCD,

TH ALG THAT L & N L OF 1ST TRACT S 66° 53' E, 150 FT TO B

RECITES SA PREM CONVD TO ① BY EDWARD H HOLMES & WF, BY DEED NOV 8/16, REC NOV 14/16,

3RD TRACT, B AT PT IN N S MACOPIN AVE, DIST W ALG SD SIDE 120 FT FR INTERSEC WITH W S OF PARK ST, SD PT BG SW COR OF OTHER LDS OF THE SD GEORGE D HULST,

TH ALG N S MACOPIN AVE N 66° 53' W, 60 FT,

TH AT L TO MACOPIN AVE, N 23° 7' E, 150 FT,

MAP 3 BLOCK II LOT 20 ✓

TH S 66° 53' E, 60 FT TO W L OF LD OF THE SD GEORGE D HULST,

TH ALG LAST MENTD L S 23° 7' W, 150 FT TO B,

BG LOT NO 20, ON SD MAP

RECITES SA PREM CONVD TO ① BY TRI-STATE REALTY ASSOCIATION BY DEED NOV 17/16,

C 22 WTTY

APPLICATION NO

EXAMINE
RECORD OF INSTRUMENT

MAP 3 BLOCK D LOT 21 Part

DEED Block No.

Date of Deed NOV 17/16 191 Liber pa.

Cons. $ 1 Ack'd NOV 17/16 191 Recorded NOV 22/16 191

Grantors

TRI-STATE REALTY ASSOCIATION
A CORP. N. J

Grantees

GEORGE D HULST

Premises TOWN MONT

B AT PT IN N S OF MACOPIN AV DIST W ALG SD S 120 FT FR ITS INTERSECT WITH W S OF PARK ST SD PT BG SW COR OF OTHER LDS OF THE SD @
TH ALG SD N S OF MACOPIN AV N 66°53'W 60 FT
AT L TO MACOPIN AV N 23°7'E 150 FT TO LDS NOW OR FMLY OF ESSEX REALTY ASSN
ALG SD LAST MENTD L S 66°53' E 60 FT TO W L OF THE SD @
ALG SD LAST MENTD L S 23°7'W 150 FT TO B
BG LOT NO 20 ON MAP ENTITLED "MAP OF LD BLG TO TRI-STATE REALTY ~~CORPORATION~~ ASSN. SIT IN MONT. N. J. MADE BY K D OWEN. OCT 1913
TOGETHER WITH ALL RIGHT, TITLE & INT OF @ IN & TO SO MUCH OF MACOPIN AV AS LIES IN FRONT OF SD LOT TO CENTER L THF

OVER

SUB TO RESTRS TO RUN WITH THE LD AND WHICH MAY BE ENFORCED BY INJUNCTION AT THE SUIT OF THE GR OR ANY OWNER OR OCCUPIER OF LDS CONVD BY THIS DEED OR ADJG ANY OF THE SD LDS AS FOLLOWS, SD PREM SHALL BE USED FOR THE ERECTION OF PRIVATE RESIDENCES THEREON & PRIVATE STABLES CONNECTED THEREWITH, EA OF SD RESIDENCES TO COST NOT LESS THAN $5000, AND THIS RESTR TO CONTIN IN FORCE FOR 20 YRS FR APR 5,1907. NO RESIDENCE TO BE BUILT ON A LOT HAVING A FRTG OF LESS THAN 60 FT & NO RESIDENCE TO BE BUILT EXCEPT A SINGLE FAMILY DWLG HOUSE TO COST NOT LESS THAN $6000 WHEN ERECTED, AND TO BE PL AT LEAST 35 FT BACK FR THE ST L. NO OTHER BLDGS TO BE BUILT, EXCEPT A PRIVATE STABLE OR GARAGE TO BE USED IN CONNECTION WITH A PRIVATE RESIDENCE, ANY SUCH STABLE OR GARAGE TO BE PL AT LEAST 100 FT BACK FR THE ST L.

11-12—10M—G

APPLICATION NO.
EXAMINED
RECORD OF INSTRUMENT

W 28 WTTY

3 — II - 21 part

DEED

Block No.

Date of Deed JAN 25/13, 191 Liber pa.

Cons. $ Ack'd JAN 25/191 Recorded JAN 28/13, 191

Grantors

TRI-STATE REALTY
ASSOCIATION A CORP

Grantees

GEORGE D HULST,

Premises

TOWN OF MONT

B AT INTERSEC OF W L PARK ST, WITH N L MACOPIN AV—

TH ALG SD N L MACOPIN AV N 66° 53' W 120 FT TO A PT IN THE SLY LINE OF LOT NO 21 ON MAP OF LD OF THE TRI-STATE REALTY ASSO SITUATED IN MONT, N J, MADE BY K D OWEN OCT 1910

TH THRO SD LOT NO 21 N 23° 7' E 150 FT TO N L OF LD OF Ⓓ WHICH IS ALSO S BDRY OF A TRACT OF LD BLG TO JEROME DOYLE:

E = WITH N SIDE MACOPIN AV 131 64/100 FT TO W SIDE OF PARK ST.

ALG SA S 27° 34' W 150 42/100 FT TO B, —

BG LOT NO 22 & ELY 40 FT OF LOT NO 21 SHOWN ON MAP

TOGETHER WITH ALL THE RIGHT, TITLE & INT OF

OVER

© IN & TO SO MUCH OF PARK ST & MACOPIN AV AS LIES ADJACENT TO SD PREM TO THE CENTRE LINES THF,

RECITES PO R 50 89

SUB RESTRS, THAT SD PREM ARE TO BE USED FOR RESIDENTIAL PURPOSES ONLY & THAT NO RESIDENCE IS TO BE BUILT ON A LOT HAVING A FRTG OF LESS THAN 60 FT NO RESIDENCE TO BE BUILT EXCEPT A SINGLE FAMILY DWLG HO SE ON E A60 FT LOT ANY SUCH DWLG TO COST NOT LESS THAN $6000 WHEN ERECTED TO BE PLACED AT LEAST 35 FT BACK FR THE ST LINE OF MACOPIN AV & ALL PARTS OF THE SA, WHETHER VERANDAS OR PART OF THE MAIN BLDG, TO BE AT LEAST 15 FT FR THE ST LINE OF PARK ST, NO OTHER BLDGS TO BE BUILT EXCEPT PRIVATE STABLE OR GARAGE TO BE USED IN CONNECTION WITH PRIVATE RESIDENCE, ANY SUCH STABLE OR GARAGE TO BE PLACED AT LEAST 100 FT BACK FR THE ST LINE,

South 3[illegible] Park St. Montclair

BOOK 4391 PAGE 946

103—DEED - BARGAIN AND SALE (COVENANT AGAINST GRANTOR) C U Z S COPYRIGHT© 1965 ALL-STATE OFFICE SUPPLY CO. IND. TO IND. OR CORP. 49 EDISON PLACE, NEWARK, N. J. 07102

ASSESSOR'S OFFICE RECEIVED DEC 17 1971

COUNTY OF ESSEX Sheet 1 page 1st DATE

This Deed, made the 19th day of November 19 71

Between

ERNEST SOLOMON and RACHAEL M. SOLOMON, his wife

residing at 568 Park Street in the Town of Montclair in the County of Essex and State of New Jersey herein designated as the Grantors,

And

ROBERT L. SWENSON and JEAN ANNE SWENSON, his wife

~~residing at~~ about to reside at 568 Park Street, in the Town of Montclair in the County of Essex and State of New Jersey herein designated as the Grantees;

Witnesseth, that the Grantors, for and in consideration of

FIFTY-ONE THOUSAND DOLLARS ($51,000.00) - - - - - - - - - - - - - - -

lawful money of the United States of America, to the Grantors 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 Grantors being therewith fully satisfied, do 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 Town of Montclair in the County of Essex and State of New Jersey, more particularly described as follows:

BEGINNING at the intersection of the westerly line of Park Street with the northerly line of land now or formerly of Margaret G. Hulst, which beginning point is distant northerly 150.42 feet from the northerly side of Macopin Avenue; thence running (1) along said land of Hulst north 66 degrees 53 minutes west 150 feet; thence (2) running north 27 degrees 34 minutes east 60 feet; thence (3) running south 66 degrees 53 minutes east 150 feet to said westerly side of Park Street; thence (4) running along same south 27 degrees 34 minutes west 60 feet to the point and place of BEGINNING.

Subject to State and Municipal regulations relating to buildings, their construction and usage.

Subject to easements and restrictions of record, and such state of facts as an accurate survey might disclose.

Being the same premises conveyed to Ernest Solomon and Rachael M. Solomon, husband and wife, by Abby M. Harris and George Ellsworth Harris, her husband, by deed dated June 2, 1953 and recorded in the Essex County Register's Office in Book 3135 of Deeds page 275.

Herman F. Winter REGISTER

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J. NOV 23 11 33 AM '71

568 Park St. 28044 79

MAP 3 BLOCK D LOT 22

(2)

#60 L.G.

ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK D LOT 22

568 Park St
12800

B & S **DEED**

By ABBY M. HARRIS, GEORGE ELLSWORTH
HER HUSBAND
MONTCLAIR

To ERNEST SOLOMON, RACHAEL M.WF
NUTLEY

Block ..... Lot .....

Dated 6-2-53 Ack 6-2-53

Rec. 6-2-53 Book 3135 275

Returned to: Maximilian Morrof
26 Journal Sq
Jersey City 6 N J

Stamps $12.10 Cons. $1.

Liens ---

ASSESSOR'S OFFICE RECEIVED JUN 15 1953 Per

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B at inter of the W li of Park St with the N li of land n/f of Margaret G. Hulst which beg pt is dist N 150.42 ft fr N si of Macopin Av.;
Th (1) alg sd land of Hulst N 66 deg 53 min W 150 ft.;
Th (2) N 27 deg 34 min E 60 ft.;
Th (3) S 66 deg 53 min E 150 ft to sd W si of Park St.;
Th (4) alg sa S 27 deg 34 min W 60 ft to pt and pl of B.
RECITES: SA: 2900 pg 45
Restrictions in K.54 pg 389 I.58 pg 429

MAP 3 BLOCK D LOT 22

#51 A. R.

ESSEX COUNTY REGISTER'S OFFICE

568 Park St

B & S **DEED**

By ALFONSO ALVAREZ, JR. &
LOUISE D. HIS WIFE
TOWNSHIP OF CEDAR GROVE

To

ABBY M. HARRIS &
GEORGE ELLSWORTH, HER HUSB
MONTCLAIR

Block _____ **Lot** _____

Dated 12/6/50 **Ack** 12/6/50

Rec. 12/7/50 **Book** 2900 45

Returned to: Essex Title Gty & Trust Co.
Montclair

Stamps $30.25 **Cons.** $1.00

Liens -

ASSESSOR'S OFFICE RECEIVED DEC 26 1950

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B at the int of the W l of Park St with the N l of land n/f of Margaret G. Hulst, which B pt is dist N 150.42 ft fr the N s of Macopin Ave.,

TH runn (1) alg sd land of Hulst N 66° 53 min W 150 ft
TH (2) runn N 27° 34 min E 60 ft
TH (3) runn S 66° 53 min E 150 ft to sd W s of Park St.,
TH (4) runn alg same S 27° 34 min W 60 ft to the pt & pl of B.

RECITE: SA P-114 469

MAP 3 BLOCK D LOT 22/110

ASSESSOR'S OFFICE

#50 AON

ESSEX COUNTY REGISTER'S OFFICE

RECEIVED MAY 6 1950

Park St.

W **DEED** Lot 22 1700
Lot 110 / 1700

By MOXLEY-KNIGHT INC FOR KNOWN AS
MOXLEY-KERR INC

To ALFONSO ALVAREZ JR
CEDAR GROVE

Block **Lot**

Dated 4-17-50 **Ack** 4-19-50

Rec. 4-24-50 **Book** P-114 469

Returned to: Essex Title
Montcl

Stamps $5.50 **Cons.** $1.

Liens None

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

3-D-22

FIRST TRACT: B at the inter of the W l of Park St with the N l of land n/f of Margaret G Hulst sd pt of B being the S E cor of land conveyed by Hulst to Brooks by deed dated Nov 15 1933
TH runn alg the l of sd land N 66° 53' W 150 ft to a corner
TH alg the W l of land n/f of Hulst S 27° 34' " 60 ft to a corner
TH thru land n/f of sd Margaret G Hulst S 66° 53' E 150 ft to sd W l of Park St
TH alg the same N 27° 34' E 60 ft to pl of B

Map 3

SECOND TRACT: B at a pt in the W l of Park St dist meas N alg the same 210.42 ft from its inter with the N l of Macopin Ave

3-D-110

TH alg sd W l of Park St N 27° 34' E 60 ft to the S l of land n/f of Frankin Stoddard Smith
TH N 66° 53' W 150 ft
TH S 27° 34' W 60 ft
TH S 66° 53' E 150 ft to pl of B
RECITE S A S-107 419

#88 CS

ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK D LOT 22 110

lot 22 1700
lot 110 1700

.....WTY.....**DEED**

By J.ANSEL BROOKS & LAURA S
HS WF
CONNECTICUT

To MOXLEY-KERR,INC.

Block ..... **Lot** .....

Dated 5/22/46 **Ack** 5/22/46

Rec 6/3/46 **Book** .....

Returned to: ESSEX TITLE GTY & TRUST CO.
MONTCLAIR N J

Stamps $4.95 **Cons.** $1.

Liens NONE

ASSESSOR'S OFFICE RECEIVED SEP 12 1946 Per .....

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

FIRST TRACT:
B at inter of W l of Park St with N l of land of sd Margaret G.Hulst sd pt of b bg SEcor of land conv by Hulst to Brooks by deed dated 11/15/1933 & run th alg l of sd ld N 66°53' W 150 ft to cor;
th alg W l of land of Hulst S 27° 34' W 60 ft to cor;
th th ld of sd MargaretG.Hulst S 66° 53' E 150 ft to sd W l of Park St; th alg same N 27° 34' E60 ft to pl of b.
RECITES SA: D 88-477-479

SECOND TRACT: B at pt in W l of Park St dist meas N alg same 210.42 ftfr its inter with N l of Macopin Av; run
th alg sd W l of Park St N 27° 34'E 60 ft to S l of land of Franklin Stoddard Smith
th N 66° 53' W 150 ft
th S 27° 34' W 60 ft;
th S 66° 53' E 150 ftto pt of b.
RECITES SA: U 86-365-366

B

#78 E.S. **ESSEX COUNTY REGISTER'S OFFICE**

15 Patton Pl
5900

MAP 3 BLOCK D LOT 23

DEED

By JEROME T. CONGLETON, JR. & RUTH C., HIS WIFE
TOWN OF MONTCLAIR, N.J.

To CLIFFORD HANWELL & MARGARET K., HIS WIFE
22 VAN WINKLE ST.
TOWN OF BLOOMFIELD, N. J.

Block ____ **Lot** ____

Dated 3-29-52 **Ack** 3-29-52

Rec. 4-2-52 **Book** 3028 pg 296

Returned to: Garden State Title Insur. Co.
295 Bloomfield Ave.
Montclair, N. J.

Stamps $15.95 **Cons.** $1.00

Liens ---

ASSESSOR'S OFFICE RECEIVED APR 12 1952 BLOOMFIELD Per

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B in the Ely li of Patton Place at the S W cor of lot #15 on map entitled "Map of prop. of Godfrey Corporation, Upper Montclair, N.J., md March 20, 1912, by F. W. Crane, C. E." which lot was sold to one Huttenloch; & runn

TH (1) along Ely li of Patton Place S 41° 9 min W 51.31 ft;
TH (2) S 48° 51 min E 147.09 ft;
TH (3) N 18° 7 min 40 sec E 32.42 ft;
TH (4) N 71° 5 min 40 sec E 24.76 ft to li of sd Huttenloch;
TH (5) N 48° 51 min W 146.77 ft to Patton Place & pt of B.

Bg sa prem heretofore conveyed to parties of 1st part hereto by Guy C. Lothrop & Virginia R., his wife, by deed dated 7-29-49 & recorded in the Register's Office on 8-3-49 Book S-113 of Deeds for Essex County on Pgs 179-180.

Sub to state & municipal laws & requirements & to facts shown on survey of George C. Pranis, dated July 11, 1949

#48 A. R.

ESSEX COUNTY REGISTER'S OFFICE

15 Patton Pl.
#400

MAP 3 BLOCK D LOT 23

.....W.....**DEED**

By GUY C. LOTHROP &
VIRGINIA R. HIS WIFE
NO ADDRESS

To

JEROME T. CONGLETON, JR. &
RUTH C. HIS WIFE
NO ADDRESS

Block ..... **Lot** .....

Dated 7/29/49 **Ack** 7/29/49

Rec. 8/3/49 **Book** S-113 179 P

Returned to: Garden State Title Ins Co.
295 Bloomfield Ave.
Montclair

Stamps $12.10 **Cons.** $1.00

Liens None

ASSESSOR'S OFFICE BLOOMFIELD AUG 15 1949 RECEIVED Per

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B in the E l of Patton Pl at the S W corner of lot #15 on map ent "Map of property of Godfrey Corp. Upper Montclair, N. J. made Mar. 20, 1912, by F. W. Crane, C. E." which lot was sold to one Huttenlock;

RUNN TH (1) along E l of Patton Pl S 41° 9 min W 51.31 ft
TH (2) S 48° 51 min E 147.09 ft
TH (3) N 18° 7 min 40 sec E 32.42 ft
TH (4) N 71° 5 min 40 sec E 24.76 ft to l of sd Huttenloch;
TH (5) N 48° 51 min W 146.77 ft to Patton Pl & pt of B

RECITE: SA X-105 205

#37 AON

ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK II LOT 23

W **DEED** 15 Patton Pl. 4400

By

ELISE HESS WIDOW R
45 CHURCH STREET MONTCL

To

GUY C LOTHROP & VIRGINIA R WIFE
136 NORTH MOUNTAIN AVENUE MONTCL

Block..... Lot.....

Dated 7-30-45 Ack. 8-9-45

Rec. 8-10-45 Book X-105 205

Returned to: M Harold Higgins
2 Broad St Blfd

Stamps $11.00 Cons. $1.

Liens None

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B in the E l of Patton Pl at the S W cor of lot No 15 on map entitled Map of property of Godfrey Corp Up Montcl N J made Mar 20 1912 by F W Crane C E which lot was sold to one Huttenloch
TH alg the E l of Patton Pl S 41° 9' W 51.31 ft
TH S 48° 51' E 147.09 ft
TH N 18° 7' 40" E 32.42 ft
TH N 71° 5' 40" E 24.76 ft to l n/f of sd Huttenloch
TH N 48° 51' W 146.77 ft to Patton Pl and pl of B
RECITE S A P-70 113
George Hess died Dec 7th 1934

ASSESSOR'S OFFICE RECEIVED NOV 9 1945 Per

S 35 WTTY

APPLICATION NO.

EXAMINED
RECORD OF INSTRUMENT

T 29 7-23 85M.

DEED

Block No.

MAP 3 BLOCK D LOT 23

Date of Deed APL 16/24 19 Liber pa.

Cons. $ 1 Ack'd APL 16/24 19 Recorded APL 22/24 19

Grantors

LOMBARD CONSTRUCTION &
REALTY COMPANY. CORP N.J

X

$6.50 STAMPS

Grantees

GEORGE HESS
ELISE HESS, HIS WF

Premises TOWN MONT.

BEL PATTEN PL AT S W COR LOT #15 "MAP OF PROP OF GODFREY CORP. UPPER MONT. MADE MAR. 20 1912 BY F.W. CRANE, C.E WHICH LOT WAS SOLD TO ONE HUTENLOCH
TH ALG E L PATTON PL S 41° 9' W 51.31 FT
TH S 48° 51' E 147.09 FT
TH N 18° 7' 40" E 24.76 FT TO SD HUTTENLOCH
TH N 48° 51' W 146.77 FT TO B.

TOGETHER WITH ALL RIGHT TITLE & INTOF © IN & TO SO MUCH OF PATTEN PL AS ABUTS ON SD PREM TO CENL THF
RECITES PO PREM CONVD TO © BY GODFREY ORP BY DEED REC. OCT. 9/23
SUB TO ZONING ORD. OF MONT.
SUB TO RESTRIC OF REC.
SUB TO MTG OF $5000 WHICH © ASSUMES.

OZ 44 WTTY

3-D 23 24 25 26

MAP 3 BLOCK D LOT 23 24 25 26

23 24 25 26 27

T. 29 7-23 85M

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

DEED

Block No.

Date of Deed AUG 21/23 19 Liber pa.

Cons. $ 1 Ack'd OCT 6/23 19 Recorded OCT 9/23 19

Grantors

GODFREY CORPORATION
A CORP OF N J

8.50 STAMPS

Grantees

LOMBARD CONSTRUCTION &
REALTY COMPANY
A CORP OF N J

Premises TOWN OF MONT

1ST TRACT

B IN E L OF PATTON PL AT SW COR OF LOT 15 ON MAP ENTITLED "MAP OV PROP OF @ UPPER MONT, N J, MADE MARCH 20/12 BY F. W. CRANE C. E. WHICH LOT WAS RECENTLY SOLD TO ONE HUTTENLOCH & RUN
TH ALG E L OF PATTON PL S 41° 9' W 256.50 FT TO SW COR OF LOT 19 ON SD MAP
TH ALG S S OF LOT 19 S 66° 53' E 198.69 FT TO ANOTHER COR OF SD LOT
TH N 75° 18' 40" E 20.10 FT
TH N 18° 7' 40" E 169.60 FT
TH NEK 71° 5' 40" E 24.76 FT TO SE COR OF SD LOT CONVD TO HUTTENLOCH
TH ALG HIS S L AT L TO PATTON PL 146.77 FT TO B

BG LOTS 16, 17, 18 & 19 ON AFSD MAP

[OVER]

TOGETHER WITH ALL RIGHT, TITLE & INT OF @ IN & TO SO MUCH OF PATTON PL AS ABUTTS ON SD PREM TO CENTER L THEREOF

3-D-14 ✓ pt. Add 10 ft to 13

2ND TRACT

B I N E L OF PATTON PL AT NW COR OF LOT 15 ON MAP HEREINBEFORE MENTD, BG LOT SOLD TO HUTTENLOCH

TH ALG E L OF PATTON PL N 41° 9' E 50 FT

TH THRU LOT 14 ON SD MAP AT L TO PATTON PL 158.38 FT TO REAR L OF LOT 14

TH ALG SA S 26° 53' 40" W 51.59 FT TO L OF HUTTENLOCH

TH ALG HIS L W AT L TO PATTON PL 171.08 FT TO B

TOGETHER WITH ALL RIGHT, TITLE & INT OF @ IN & TO SO MUCH OF PATTON PL AS ABUTTS ON SD PREM TO CENTER L THEREOF

SUB TO EFFECT OF ZONING LAWS OF TOWN OF MONT, SUB ALSO TO FOLLOWING RESTRICTIONS WHICH @ BY ACCEPTANCE OF DEED AGREES TO OBSERVE & KEEP THAT NO DWELLING HOUSE SHALL BE ERECTED UPON ANY LOT OR PLOT HAVING FRONTAGE OF LESS THAN 45 FT UPON ~~XXX~~ PATTON PL THAT NO HOUSE SHALL BE ERECTED OR PLACED UPON ANY ~~XX~~ SD PREM EXCEPT SINGLE FAMILY DWELLING HOUSES TO COST NOT LESS THAN $5,000 EACH & NO HOUSE SHALL BE ERECTED HAVING ITS MAIN FRONT WALL NEARER TO PATTON PL THAN 25 FT MEASURED AT L TO PATTON PL, THIS RESTRICTION SHALL NOT BE CONSIDERED TO EXCLUDE BLDG OF PRIVATE GARAGE IN CONNECTION WITH EACH DWELLING HOUSE SUITABLE & APPROPRIATE FOR USE OF TENANT OR OCCUPANT OF HOUSE, ALD RESTRICTIONS SHALL CEASE AT EXPIRATION OF 25 YRS FR 1ST DAY OF JAN 1912

Block 26 Lot 24 Patton Pl

RECEIVED MAR 17 1970

BOOK 4337 PAGE 804

919 — Deed — Bargain and Sale — (Cov. Against Grantor) Individual or Corporation.

JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS 80 EXCHANGE PLACE AT BROADWAY, NEW YORK

37961

This Indenture,

Made the 16th *day of* March *, in the year of our Lord* *One Thousand Nine Hundred and* Seventy

Between Kenneth T. Russo ~~xxxx

Bryn D K & B 31 Park Pl Mtl

110—N. J. DEED—GENERAL WARRANTY J I R ALL-STATE OFFICE SUPPLY CO. 502 HIGH ST., NEWARK 2, N. J.

BOOK 3998 PAGE 543

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J. FEB 17 10 19 AM '64 Wilkins R. Williams REGISTER

This Indenture,

Made the 14th day of February, in the year of our Lord One Thousand Nine Hundred and Sixty-four,

Between PHILANDER CLARK CROCKER and MARGOT K. CROCKER, his wife,

ASSESSOR'S OFFICE RECEIVED MAR 13 1964

of the Township of Morris, in the County of Morris and State of New Jersey, party of the first part:

And KENNETH T. RUSSO, single, and CYNTHIA LEE ADAMS, single, as joint tenants with right of survivorship,

of the Town of Montclair, in the County of Essex and State of New Jersey, party of the second part;

R.S. 20.35

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 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 Town of Montclair, in the County of Essex and State of New Jersey

BEGINNING at a point on the southerly side of Patton Place three hundred fifty-five and sixty-two hundredths (355.62) feet northeasterly from the corner formed by the intersection of the said line with the northeasterly line of Macopin Avenue, and running thence (1) South, 48 degrees 51 minutes east one hundred forty-seven and nine hundredths (147.09) feet; thence (2) South, 18 degrees 7 minutes 40 seconds west fifty-five and seventy-four hundredths (55.74) feet; thence (3) North, 48 degrees 51 minutes west one hundred sixty-eight and eighty-eight hundredths (168.88) feet to the said southerly line of Patton Place, thence (4) Along the same, north 41 degrees 9 minutes east fifty-one and thirty hundredths (51.30) feet to the point and place of BEGINNING.

TOGETHER with all right, title and interest of the party of the first part in and to so much of Patton Place as abuts on the said premises to the centre line thereof.

COMMONLY known as No. 13 Patton Place, Upper Montclair, New Jersey.

13 Patton Place MAP 3 BLOCK D LOT 24

146 of 97

BEING the same premises conveyed to Philander Clark Crocker and Margot K. Crocker, his wife, by William F. Mac Intyre and Jeannette G. Mac Intyre, his wife, by deed dated June 27, 1955, and recorded in the Register's Office of the County of Essex on June 29, 1955, in Book 3329, Page 36.

#59 A. R.

ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK D LOT 24

13 Patton Pl.

$200

W DEED

By WILLIAM F. MAC INTYRE &
JEANNETTE G. HIS WIFE
MONTCLAIR

To

PHILANDER CLARK CROCKER &
MARGOT K. HIS WIFE
NO ADDRESS GIVEN

Block Lot

Dated 6/27/55 Ack 6/27/55

Rec. 6/29/55 Book 3329 36

Returned to: Willard F. Hopkins
819 Pompton Ave.,
Cedar Grove

Stamps $19.25 (17.50) Cons. $1.00

Liens –

ASSESSOR'S OFFICE RECEIVED JUL 18 1955 Per

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B at a pt on the S s of Patton Pl 355.62 ft N E fr the corner fmd by the int of the sd line with the N E line of Macopin Ave.
TH (1) S 48° 51 min E 147.09 ft
TH (2) S 18° 7 min 40 sec W 55.74 ft
TH (3) N 48° 51 min W 168.88 ft to the sd S line of Patton Pl.,
TH (4) alg the same N 41° 9 min E 51.30 ft to the pt & pl of B.
Known as 13 Patton Pl
RECITE: SA F-95 535

R 46 B&S

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

13 Patton Pl.

MAP 3 BLOCK II LOT 24

APPLICATION NO. _____ EXAMINED RECORD OF INSTRUMENT

HAB: UNTO _____ AND _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

DEED _____ Block _____ No. _____

Date of Deed JUNE 21/39 19____ Liber F 95 pa. 535-537

Cons. $ 1 Ack'd JUNE 21/39 19____ Recorded JUNE 23/39 19____

Grantors

THE JUNIOR ORDER BUILDING X
AND LOAN ASSOCIATION, CORP NJ
NWK

$9 STAMPS
ACK'D- ARTHUR S SMITH, ATTY

Grantees

WILLIAM F MAC INTYRE &
JEANNETTE G MACINTYRE, HIS WF
MONT

MONT

Premises

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE _____ AND TO _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT PT ON S S PATTON PL 355.62FT NE FR COR
FMD BY INTER OF L WITH NE L MACOPIN AVE.
TH S 48° XXX 51' E 147.09FT
TH S 18° 7' 40" W 55.74FT
TH N 48° 51' W 168.88FT TO S L PATTON PL
TH ALG SA N XXXXXX 41° 9' E 51.30FT TO B
TOG WITH ALL RIGHT, TITLE & INT OF D IN & TO SO
MUCH OF PATTON PL AS ABUTS ON PREM TO CEN L THF
KN AS 13 PATTON PL &
RECITES SA N 94, 426-429

T532-1-39-12M SSP
N. J. R. T. I. CO.

R 22

13 Patton Pl.

MAP 3 BLOCK I LOT 24

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO _____ AND _____ HEIRS.

SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

DECREE SEPT 13/38

SOLICITOR ARTHUR S SMITH

DEED ..... Block ..... No. .....

Date of Deed DEC 5/38 19 Liber N 94 pa. 426-429

Date of Sale NOV 22/38 19 Ack'd or Proved DEC 16/38 19

Cons. $ 100 Conf'd DEC 5/38 19 Recorded JAN 6/39 19

Grantor HENRY YOUNG, JR

Sh'ff M. C. C.

County OF CHY

Writ of FI FA

Date of Writ SEPT 22/38

Book W 20 of Executions, pa. 246

THE JUNIOR ORDER BUILDING AND LOAN ASSOCIATION, CORP

COMPLT

MYRA E PAINTER & ARTHUR E PAINTER, DEFTS

GRANTEE--THE JUNIOR ORDER BUILDING AND LOAN ASSOCIATION CORP - NWK

50 CENTS STAMPS

ACK'D- DAVID H WIENER, MCC.

PREMISES MONT

GRANT: Give, Grant, Bargain, Sell, Alien, Rel., Enf.; Convey and Confirm unto the ..... and to .....

Heirs, Succrs., Exrs., Admrs. and Assigns forever.

B AT PT ON S S PATTON PL 355.62FT NE FR COR FMD BY INTER OF SD L WITH NE L MACOPIN AVE

TH S 48° 51' E 147.09 FT

TH S 18° 7' 40" W 55.74FT

TH N XXX 48° 51' WEST 168.88 FT TO S L PATTON PL

TH ALG SA N 41° 9' E 51.30 FT TO B

TOG WITH ALL RIGHT, TITLE & INT OF © IN & TO SO MUCH OF PATTON PL AS ABUTS ON PREM TO CEN L THF KN AS 13 PATTON PL

SUB TO ALL TAXES, ASSMTS, RESTRS OF REC & SUCH FACTS AS ACCURATE SUR MAY DISCLOSE.

[OVER]

ESSEX COUNTY

T521-4-38-2M-SSP

DUE UNTO COMPLT PRIN & INT SECURED BY MTG GIVEN BY MYRA E PAINTER & ARTHUR E PAINTER, TO COMPLT DT SEPT 16/35, TOG WITH INT FR SEPT 2/38

COSTS COMPLT $246.49

Whereas I, the said as such Sherriff as aforesaid, did, in due form of law, advertise the said lot of land and premises to be sold under and by virtue of the said writ of fieri facias, at public vendue, to be held at the Court House in the City of Newark, on , the day of A. D., Nineteen Hundred and Thirty- at two o'clock in the afternoon of that day. By public advertisements signed by myself, and set up at five or more public places in the said County of Essex, one of which was in the where said Real Estate is situated, of the time and place appointed for such sale, for at least three weeks preceding the time appointed for said sale, and publishing the same in the and the two of the newspapers printed and published in the said County, where the lands above described are situated, the same being designated for the publication by the laws of this State, and circulating in the neighborhood of said Real Estate, for at least once a week during four consecutive calendar weeks, the first publication being at least twenty-one days prior, and the last publication being not more than eight days prior to the time so appointed for selling the same, one of which said newspapers to wit: is printed and published at Newark, the County Seat of said County, at which time and place I did accordingly offer and expose the said lot of land and premises for sale at public vendue under and by virtue of said writ of fieri facias.

F 11 WTTY

MAP 3 BLOCK D LOT 24

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO ..... AND ..... HEIRS,
SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

DEED ..... BLOCK ..... NO .....

DATE OF DEED MAR 26/31 19 ..... LIBER ..... PA. .....

CONS. $ 1 ACK'D MAR 26/31 19 ..... RECORDED MAR 27/31 19 .....

GRANTORS

ELIZABETH C KEENAN, UNMARRIED

GRANTEES

MYRA E. PAINTER, WF OF
ARTHUR E PAINTER

PREMISES MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE .....AND TO .....HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT PT ON 'S SIDE ~~REXE~~ OF PATTON PL
355.62 FT NE FR COR FMD BY INTER SD L WITH
NE L OF MACOPIN AVE
TH S 48° 51' E 147.09 FT
TH S 18° 7' 40" W 55.74 FT
TH N 48° 51' W 168.88 FT TO SD S L OF
PATTON PL
TH ALG SA N 41° 9' E 51.30 FT TO PL OF B
TOGETHER WITH ALL RIGHT TITLE & INT OF @
IN & TO SO MUCH OF PATTON PL AS ABUTS ON
SD PREM TO CEN L THF

SUB TO ZONING LAWS OF MONT,
SUB TO RESTRS WHICH @ BY THE ACCEPTANCE

[OVER]

OK CB

FIDELITY UNION TITLE AND MORTGAGE GUARANTY COMPANY.

T. 29 2-30 50M P.

OF THIS DEED AGREE TO OBSERVE & KEEP
THAT NO DWELLING HOUSE SHALL BE ERECTED UPON ANY LOT OR PLOT HAVING FRONATGE OF LESS THAN 45 FT UPON PATTON PL
THAT NO HOUSE SHALL BE ERECTED OR PLACED UPON ANY PART OF SD PREM EXCEPT SINGLE FMLY DWELLING HOUSES TO COST NOT LESS THAN $5000, EA & NO HOUSE SHALL BE ERECTED HAVING ITS MAIN FRONT WALL NEARER TO PATTON PL THAN 25 FT MEASE AT L TO PATTON PL
THIS RESTRX SHALL NOT BE CONSIDERED TO EXCLUDE THE BLDG OF PRIVATE GARAGE IN CONNECTION WITH EA DWELLING HOUSE SUITABLE & APPROPRIATE FPR USE OF TENANT OR OCCUPANTS OF THE HOUSE
ALL RESTRS SHALL CEASE AT EXPIRATION OF 25 YRS FR JAN 1/1912
RECITES SA PREM CONV TO Ⓓ BY ARTHUT E PAINTER & MYRA E. HIS WF WHICH DEED IS REC SA TIME HEREWITH
THIS DEED GIVEN FOR PUR OF VESTING TITLE IN MYRA E.PAINTER

C 10 WTTY

MAP 3 BLOCK D LOT 24

APPLICATION NO.....

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO.....AND.....HEIRS,

SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

DEED.....BLOCK.....No.....

DATE OF DEED MAR 26/31 19..... LIBER.....PA.....

CONS. $ 1 ACK'D MAR 26/31 19 RECORDED MAR 27/31 19

GRANTORS

ARTHUR E. PAINTER
MYRA E. PAINTER, HIS WF

GRANTEES

ELIZABETH C. KEENAN,
UNMARRIED

PREMISES MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE .....AND TO .....HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT PT ON SLY S OF PATTON PL 355.62 FT N ELY FROM COR FORMED BY INTER OF SD L WITH N ELY L OF MACOPIN AVE
RUN TH S 48° 51' E 147.09 FT
TH S 18° 7' 40" W 55.74 FT
TH N 48° 51' W 168.88 FT TO SD SLY L OF PATTON PL
TH ALG SA N 41° 9' E 51.30 FT TO PT OF B.
TOGETHER WITH ALL RIGHT, TITLE & INT OF GR IN AND TO SO MUCH OF PATTON PL AS ABUTS ON SD PREM TO CENTER L THEREOF.
SUB TO ZONING ORDINANCE AND RESTRS ------

FIDELITY UNION TITLE AND MORTGAGE GUARANTY COMPANY.

T. 29 2-30 50M P.

TTY

MAP 3 BLOCK D LOT 24

RECORD OF INSTRUMENT

DEED Block No.

Date of Deed JAN. 31/24 19 Liber pa.

Cons. $ 1 Ack'd JAN. 31/24 19 Recorded FEB. 5/24 19

Grantors

LOMBARD CONSTRUCTION
& REALTY COMPANY
CORP N.J.

$5.50 STAMPS

Grantees

ARTHUR E. PAINTER
MYRA E. PAINTER HIS WF

TOWN MONT

Premises

B S S PATTON PL 355.62 FT N E FR INTER SA WITH
N E L MACOPIN AV
TH S 48° 51' E 147.09 FT
TH S 18° 7' 40" W 55.74 FT
TH N 48° 51' W 168.88 FT TO S S PATTON PL
TH ALG SA N 41° 9' E 51.30 FT TO B
TOGETHER WITH ALL RIGHT TITLE & INT OF GR IN &
TO SO MUCH OF PATTON PL AS ABUTS ON SD PREM TO
CEN L THF
SUB TO ZONING LAWS OF MONT.
SUB TO FOL. RESTRIC.
NO DWLG SHALL BE ERECTED ON ANY LOT HAVING A
FRONTAGE OF LESS THAN 45 FT ON PATTON PL. NO HOUSE
SHALL BE ERECTED ON ANY PO SD PREM EXCEPT SINGLE
FAM DWLGS TO COST NOT LESS THAN $5000 EA & NO HOUSE
SHALL BE ERECTED HAVING ITS MAIN FRONT WALL NEARER
TO PATTON PL THAN 25 FT MEASD. AT L TO PATTON PL

[OVER]

THIS RESTRIC SHALL NOT BE CONSIDERED TO EXCLUDE BLDG OF A PRIV.GARAGE IN CON WITH EA DWLG SUITABLE & APPRO. FOR USE OF TENANT OR OCCUPANT OF HOUSE

ALL RESTRIC HEREIN SHALL CEASE AT EXPIRATION OF 25 YRS. FR JAN. 1 1912

SUB TO A M TG FOR $4500

MAP 3 BLOCK D LOT 24

Oct. 9, 1923

Lee Travis

MAP 3 BLOCK D LOT 23, 24, etc

MAP ___ BLOCK ___ LOT ___

MAP 3 BLOCK 2 LOT 24-2A

3 E B & S

APPLICATION No.

EXAMINED

RECORD OF INSTRUMENT

DEED Block No.

Date of Deed OCT 30/18 191 Liber pa.

Cons. $ 1 Ack'd OCT 31/18 191 Recorded NOV 14/18 191

Grantors

EDWIN B, GOODELL
ANNETTE C, HIS WF

STAMPS $1.50

Grantees

GODFREY CORPORATION,
CORP N.J.

Premises

TOWN OF MONTCLAIR

B AT PT ON E S PATTON PL 180 FT S FR COR FMD BY ITS INTERSECT WITH N L NASSAU RD SD B PT BEING AT SW COR OF LOT NO 16 ON MAP HEREINAFTER MENTD
TH ALG E L OF PATTON PL S 41°9' W 120 FT TO S L OF LOT NO 18 ON SD MAP
TH ALG THAT L S 48°51' E 199 FT
TH N 75°18'40" E 2 6/10 FT
TH N 18°7'40" E 127 72/100 FT ± TO S L OF LOT NO 16 AFSD
TH ALG THAT L N 48°51' W 150 74/100 FT TO E L OF PATTON PL AT B

BEING LOTS NOS 17 & 18 AS SHOWN ON MAP OF PROP OF GODFREY CORP UPPER MONTCLAIR N.J CONVD TO SD EDWIN B, GOODELL BY GODFREY CORP IN X 57 459 & SUB TO RESTRS MENTD IN SD DEED.

C 17 WTTY

APPLICATION NO

EXAMINE
RECORD OF INSTRUMENT

MAP 3 BLOCK 2 LOT 24 25 26 27

DEED Block No.

Date of Deed NOV 29/16 191 Liber pa.

Cons. $ 1 Ack'd NOV 29/16 191 Recorded DEC 1/16 191

Grantors

GODFREY CORPORATION
A CORP, N. J.

Grantees

EDWIN B GOODELL

Premises TOWN MONT

B AT PT ON E S OF PATTON PL, 180 FT S FR COR FORMED BY ITS INTERSECT WITH N L NASSAU RD, SD B PT BG AT SW COR OF LOT NO 16 ON MAP HEREINAFTER MENTO

TH ALG E L OF PATTON PL S 41°9'W 196 FT 6 IN TO S L OF LOT NO 19 ON SD MAP

ALG THAT L S 66°53, E 198 69/100 FT

N 75°18'40"E 17 FT 6 IN

N 18°7'40"E 127 72/100 FT ± TO S L OF LOT NO 16 AF SD

ALG THAT L N 48°51'W 150 74/100 FT TO E L OF PATTON PL & B

BG LOTS 17, 18 AND 19 AS SHOWN ON THE MAP ENTITLED MAP OF PROP OF THE GODFREY CORPORATION, UPPER MONT, N. J. MAR 20, 1912, F. W. CRANE, C. E.

SUB RESTRS THAT NO BLDG SHALL BE ERECTED UPON ANY OF THE SD LOTS EXCEPT A DWLG HOUSE ARRANGED FOR 1 FAMILY ONLY, TO COST NOT LESS THAN $4000

OVER

AND SUITABLE OUTBLDGS TO BE USED BY THE RESIDENT, AND THAT ONLY ONE DWLG
SHALL BE ERECTED ON EA LOT & THE OUTBLDGS TO BE SIT IN THE REAR OF THE DWLGS

Keer 31 Park Until

SEP 6 1969

103—DEED - BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. IQY

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29729

This Indenture,

Made the 8th *day of* August *19* 69 ,

Between

CHARLES A. VAN KEUREN and DORIS C. VAN KEUREN, his wife,

residing at 14 Norman Road
in the Town *of* Montclair *in the County of* Essex *and State of* New Jersey *herein designated as the Grantors,*

And

STANLEY BALSKY and PHOEBE ANN BALSKY, his wife

about to reside at 11 Patton Place
~~residing or located at~~
in the Town *of* Montclair *in the County of* Essex *and State of* New Jersey *herein designated as the Grantees;*

Witnesseth, *that the Grantors, for and in consideration of* the sum of TWENTY-SEVEN THOUSAND FIVE HUNDRED ($27,500.00) and no/100----------dollars *lawful money of the United States of America, to the Grantors 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 Grantors being therewith fully satisfied, do 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* Town *of* Montclair *in the County of* Essex *and State of New Jersey, more particularly described as follows:*

BEGINNING in the easterly line of Patton Place at a point therein distant 253.02 feet northerly from the northerly line of Macopin Avenue; thence (1) south 48 degrees 51 minutes east 190.67 feet; thence (2) north 18 degrees 7 minutes 40 seconds east 55.74 feet; thence (3) north 48 degrees 51 minutes west 168.88 feet to the easterly line of Patton Place; thence (4) along said Patton Place south 41 degrees 9 minutes west 51.31 feet to Beginning.

BEING known and designated as 11 Patton Place, Upper Montclair, N. J.

BEING the same premises conveyed to the Grantors herein by deed of Kathryn B. Strachan and George Strachan, her husband, dated November 17, 1947 and recorded on December 3, 1947 in the Essex County Register's Office in Deed Book V-110, pages 113-115.

25141.45 11 Patton Place MAP 3 BLOCK D LOT 25

RECEIVED AND RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J. AUG 11 11 54 AM '69

DEPUTY REGISTER

#70 AON

ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK D LOT 25

11 Patton #600

B & S **DEED**

By

KATHRYN B STRACHAN & GEORGE HUSB
MONTCL

To

CHARLES A VAN KEUREN & DORIS C WIFE
MONTCL

Block ____ Lot ____

Dated 11-17-47 Ack 11-17-47

Rec. 12-3-47 Book ____

Returned to: Watchung T & Mtge Gty Co
493 Bloomfield Ave Ave Montcl

Stamps $15.95 Cons. $1.

Liens None

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B in the E l of Patton Pl at a pt dist 253.02 ft N from the N l of Macopin Ave
TH S 48° 51' E 190.67 ft
TH N 18° 7' 40" E 55.74 ft
TH N 48° 51' W 168.88 ft to the E l of Patton Pl
TH alg sd Patton Pl S 41° 9' W 51.31 ft to B
RECITE S A A-109 469

ASSESSOR'S OFFICE RECEIVED DEC 20 1947 Per

#15 ELR

ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK II LOT 25

WTY ..... **DEED** 11 Patton Pl. 4100

By WILLIAM M. LIVINGSTON AND HELEN B.
HIS WIFE
PEQUANNOCK, NJ

To KATHRYN B. STRACHAN
WEST CALDWELL

Block ..... **Lot** .....

Dated 11-25-46 **Ack** 11-25-46

Rec 11-26-46 **Book** A 109-469

Returned to: Watchung Title & Mortgage Guaranty Co.
493 Bloomfield Ave.
Montclair

Stamps $13.20 **Cons.** $1.

Liens NONE

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B in the E 1 of Patton Pl at a pt therein dist 253.02 ft N fr the N 1 of Macopin Ave;
TH (1) S 48° 51' E 190.67 ft;
TH (2) N 18° 7' 40" E 55.74 ft;
TH (3) N 48° 51' W 168.88 ft to the E 1 of Patton Pl;
TH (4) Alg sd Patton Pl S 41° 9' W 51.31 ft to b.
RECITES SA L 100-390

ASSESSOR'S OFFICE
RECEIVED
JUN 28 1947
Per

D 44 B & S

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

11 Patton Pl

MAP 3 BLOCK D LOT 25

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO _____ AND _____ HEIRS,

SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

DEED

Block _____ No. _____

Date of Deed SEP 17/42 19 Liber L 100 pa. 390-391

Cons. $ 1. Ack'd SEP 17/42 19 Recorded SEP 23/42 19

Grantors

WILLIAM B. LIVINGSTON AND
JEAN K. LIVINGSTON, HIS WF.
MONTC.

$.55 STAMPS
ACK'D- EDWARD SCHNOERER
ATTY AT LAW NJ

Grantees

WILLIAM M. LIVINGSTON,
11 PATTON PL, MONTCLAIR,N.J.

Premises MONTC.

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE _____ AND TO _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B IN THE E LI OF PATTON PL AT A PT THEREIN DIST 253.02 FT N FR THE COR FMD BY THE INTER OF SD LI OF PATTON PL WI THE N LI OF MAGOPIN AVE,
TH S 48° 51' E 190.67 FT
TH N 18°7' 40" E 55 FT XXX .74 FT,
TH N 48°51' W 168.88 FT TO THE E LI OF PATTON PL,
TH ALG SD PATTON PL S 41°9' W 51.31 FT TO PT AND PL OF B.
IN ACCORD WI SURV BY WATKINS & LEACH, SURVS, DTD AUG 24/23. PREM KN AS 11 PATTON PL.
[OVER]

T532-8-42-32M
N. J. R. T. I. CO.

REGITES BG SA S 98 OF DEEDS, P 504-505.
SUBJ TO A MTGE ORIG IN SUM OF $4500. NOW HELD BY CARTERET SAVINGS AND LOAN ASSOCIATION.
SUBJ TO COVS AND RESTRS APPEARING OF REC, TENANCIES, ZONING AND MUNI ORDI, IF ANY AND SUCH FACTS AS AN ACCURATE SURV WOULD DISCLOSE.

D 49 B & S

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

MAP 3 BLOCK II LOT 25

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO _____ AND _____ HEIRS.

SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

DEED _____ Block _____ No. _____ Does not change measurements

Date of Deed AUG 22/41 19 Liber _____ pa. _____

Cons. $ 1. Ack'd AUG 22/41 19 Recorded SEPT 2/41 19

Grantors

TOWN OF MONTCLAIR,
IN ESSEX CO. N.J. A MUNI CORP.

NO STAMPS
ACK'D - EBBA MONKS
N P OF N.J.

Grantees

WILLIAM BAKER LIVINGSTON,
711 PATTON PL, MONTC. N.J.

Premises MONTC.

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE _____ AND TO _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT THE INTER OF THE E LI OF PATTON PL AS DEEDED TO THE TOWN OF MONTCLAIR, MAY 20/1913 AND THE DIVIDING LI OF LAND NOW OR FMLY OF EDWARD N. TAYLOR AND LAND NOW OR FMLY OF WILLIAM BAKER LIVINGSTON,
TH ALG THE EXTENSION OF THE LAST MENTD LI N 48° 51' W A DIST OF 10 FT TO THE E LI OF PATTON PL AS NOW LAID OUT,
TH ALG THE SA N 41° 9' E A DIST OF 51.31 FT
TH S 48° 51' E A DIST OF 10 FT TO THE E LI OF PATTON PL AS FMLY DEEDED,
TH ALG THE SD E LI OF PATTON PL S 41° 9' W A DIST OF 51.31 FT TO THE N LI OF LAND NOW OR FMLY OF EDWARD N. TAYLOR AND LAND NOW

[OVER]

T 532-8-41-15M
N. J. R. T. I. CO.

OR FMLY OF WILLIAM BAKER LIVINGSTON AND PT OR PL OF B.
RECITES BG PART OF O 53 OF DEEDS, P 179, AND WH LAST MENTD DEED THE PT OF B OF DESCN OF THE ENTIRE TRACT BY INADVERTENCE WAS STATED AS BG DIST E 749.72 FT FR THE INTER OF THE N SIDE OF MACOPIN AVE AND THE E SIDE OF VALLEY RD INSTEAD OF 739.72 FT THEREFR, SD PATTON PL HAS BEEN LAID OUT AND IMPROVED IN ACCORD WI THE LATER DIST AND AS SD ST WAS ORIGINALLY INTENDED TO BE LOCATED.
THE PURPOSE OF THIS DEED IS TO CORRECT THE ABV ERROR AND TO CONVEY TO ⊕ A STRIP OF LAND 10 FT WIDE BY APPROXIMATELY 51.31 FT IN LENGTH WH BY INADVERTENCE WAS INCLUDED IN THE DESCN IN THE DEED OF DEDICATION OF PATTON PL, BUT IS NOT INCLUDED WITHIN THE CONFINES OF PATTON PL AS NOW LAID OUT.

R 10 B&S

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

11 Patton

MAP 3 BLOCK II LOT 25

APPLICATION NO. _____

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO _____ AND _____ HEIRS,

SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

DEED _____ Block _____ No. _____

Date of Deed AUG 7/39 19____ Liber M 95 pa. 335-337

Cons. $ 1 Ack'd AUG 7/39 19____ Recorded AUG 16/39 19____

Grantors

BROAD AND MARKET BUILDING AND LOAN ASSOCIATION #, CORP NJ

$5 STAMPS
ACK'D- KATHERINE E HUBER, NP

Grantees

WILLIAM BAKER LIVINGSTON
11 PATTON PL, MONT

Premises MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE _____ AND TO _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B IN ELY L PATTON PL AT PT DIST 253.02FT NLY FR NLY L OF MAGOPIN AVE
TH S 48° 51' E 190.67FT
TH N 18° 7' 40" E 55.74FT
TH N 48° 51' W 168.88FT TO ELY L OF PATTON PL
TH ALG PATTON PL S 41° 9' W 51.31FT TO B
FOREGOING IS TAKEN FR SUR MADE BY WATKINS & LEACH, SUR DT AUG 24/23
RECITES SA Z 94, 30-31
SUB TO EXISTING TENANCIES, COVS & RESTRS APPEARG OF REC, ZONG & MUNI ORDIN, IF ANY & SUCH FACTS AS ACCURATE SUR WOULD DISCLOSE.

T532-7-39-10M SSP
N. J. R. T. I. CO.

R 18 FINAL DECREE

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

11 Patton

MAP 3 BLOCK II LOT 25

APPLICATION NO. _____

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO _____ AND _____ HEIRS.

SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

DEED _____ Block _____ No. _____

Date of Deed JUNE 23/39 19____ Liber G 95 pa. 365-367

Cons. $ -- Acked XXXXXX FILED JUNE 26/39 19____ Recorded JUNE 28/39 19____

Grantors

Owner

THE BROAD AND MARKET BUILDING AND LOAN ASSOCIATION, CORP NJ -

COMPLTS

AND

HELEN C ~~XXXXXXX~~ TOBELMAN INDIV & AS EXX UND L W &T OF JAMES CLOSE, DECD

DEFT

Grantees XXXXXX

LEVY, FENSTER ~~&MCCLOSKEY~~,

SOL'RS

Premises MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE _____ AND TO _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

COMPLT IS PURCHASER IN GOOD FAITH OF CER MTGD PREM SOLD TO IT BY HELEN B LIVINGSTON & WILLIAM M LIVINGSTON, HER HUS BY WTTY DEED & COMPLT IS HOLDER OF MTG REC O 68, 453-455 SEPT 26/33, JAMES CLOSE RECOVERED JUDGMENT IN 1ST DIST CT OF NWK AGAINST HELEN B LIVINGSTON $404.94 TOG WITH COSTS, WH JUDGMENT WAS DOCKETED IN N J SUPREME COURT MAY 3/35 AS D J 5800 & JAMES CLOSE DIED TESTATE, LEAVG L W &T UND TERMS OF ~~XX~~ WH HELEN C TOBELMAN WAS APPTD EXX UND L W &T OF JAMES CLOSE, DECD & WAS ENTITLED TO ALL ~~RESIDUE~~ RESIDUE OF EST[OVER]

T532-1-39-12M SSP
N. J. R. T. I. CO.

JUDGMENT REMAINS UNCANCELLED OF REC, & STILL REMAINS & IS LIEN UPON PREM SO PURCHASED BY COMPLT & COMPLT PURCASED MTGD PREM IN GOOD FAITH & WITHOUT KNOWLEDGE OF JUDGMENT HELD BY DEFT
ON MAY 8/39, DUE COMPLT PRIN & INT ON MTG XX NET AMT $9434.47 AFTER CREDITING NET RENTS, ISSUES & PRFITS OF MTGD PREM RECVD BY COMPLT OR BY ANY OTHER PERSON OR PERSONS BY ITS ORDER OR TO ITS USE & MASTER APPTD JUNE 20/39 XXXX AS DT OF SALE
PROOF OF SERVICE - MAY 11/39
WHEREAS IT XX IS ORDERED, ADJUDGED & DECREED THAT DEFTS STAND ABSOLUTELY DEBARRED & FORECLOSED OF & FR ALL EQUITY OF REDEMPTION OF IN & TO MTGD PREM DESCD -
B IN E L PATTON PL AT PT DIST 2 53.02FT N FR N L MACOPIN AVE
TH S 48° 51' E 190.67FT
TH N 18° 7' 40" E 55.74FT
TH N 48° 51' W 168.88FT TO E L PATTON PL
TH ALG PATTON PL S 41° 9' W 51.31FT TO B
FOREGOING IS TAKEN FR SUR MADE BY WATKINS & LEACH, SUR, DT AUG 24/23
RECITES SA E 72, 48-49

R 31 WTTY

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

11 Patton

MAP 3 BLOCK II LOT 25

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO _____ AND _____ HEIRS.

SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

DEED _____ Block _____ No. _____

Date of Deed FEB 9/39 19____ Liber Z 94 pa. 30-31

Cons. $ 1 Ack'd FEB 9/39 19____ Recorded FEB 10/39 19____

Grantors

HELEN B LIVINGSTON &
WILLIAM M LIVINGSTON HER HUS
MONT

$9.50 STAMPS
ACK'D- LOUIS LEVY, ATTY

Grantees

BROAD AND MARKET BUILDING
AND LOAN ASSOCIATION, NJ CORP

MONT

Premises

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE _____ AND TO _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B IN E L OF PATTON PL AT PT DIST 253.02FT
N FR N L MACOPIN AVE
TH S 48° 51' E 190.67FT
TH N 18° 7' 40" E 55.74FT
TH N 48° 51' W 168.88FT TO E L PATTON PL
TH ALG PATTON PL S 41° 9' W 51.31FT TO B
XX FOREGOING IS TAKEN FR SUR MADE BY
WATKINS & LEACH, SUR DT AUG 24/23
RECITES SA E 72, 48
SUB TO MTG HELD BY © ORIG $8500 WH MTG IS
NOT TO MERGE BY THIS CONVEY.

T532-1-39-12M BSP
N. J. R. T. I. CO.

W 33 WTTY

MAP 3 BLOCK D LOT 25

T. 29 7-23 85M

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

DEED Block No.

Date of Deed APR 4/25 19 Liber pa.

Cons. $ 1 Ack'd APR 4/25 19 Recorded APR 6/25 19

Grantors

LOMBARD CONSTRUCTION & REALTY
COMPANY
CORP N J

$7.50 STAMPS

Grantees

HELEN B LIVINGSTON

Premises TOWN MONT

B IN E L OF PATTON PL AT PT 253.02 FT N FR N L
MACOPIN AV
TH S 48° 51' E 190.67 FT
TH N 18° 7' 40" E 55.74 FT
TH N 48° 51' W 168.88 FT TO E L PATTON PL
TH ALG PATTON PL S 41° 9' W 51.31 FT TOB
FOREGOING TAKEN FR SUR BY WATKINS & LEACH, SURS,
DT AUG 24/23
RECITES PO PREM CONVD TO ⊕ BY GODFREY CORP, BY DEED
DT AUG 21/23
TOGETHER WITH ALL RIGT TITLE & INT OF ⊕ IN & TO
SO MUCH OF PATTON PL ASABUTS ON PREM TO CEN L THF
SUB TO RESTRS OF REC
SUBTO MTGNOW AMTG TO $6000 ON PROP HELD BY MARY H
MERSHON, MADISON MORRIS CO N J

MAP 3 BLOCK II LOT 23

Oct. 9, 1923

See Trans.

MAP 3 BLOCK II LOT 23, [illegible]c

MAP 3 BLOCK D LOT 25

Dec. 1, 1916
Nov. 14, 1918

See Trans.

MAP 3 BLOCK D LOT 24, ~~25~~

R 55 WTTY

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

9 Patton Pl.

MAP 3 BLOCK D LOT 26

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO _____ AND _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

DEED _____ Block _____ No. _____

Date of Deed JULY 7/37 19____ Liber E 92 page 451-453

Cons. $ 1 Ack'd JULY 7/37 19____ Recorded JULY 7/37 19____

Grantors

ROBERT S LANE &
MADELEINE LANE, HIS WF
MONT

$3.50 STAMPS
ACK'D- JOSEPH PAVLISKO, NP

Grantees

EDWARD N TAYLOR
MONT

Premises

MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE _____ AND TO _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B IN E L PATTON PL AT PT DIST 201.72FT N FR
N L MACOPIN AVE
TH S 48° 51' E 157.57FT
TH AT ANGLE S 66° 53' E 32.98FT
TH AT ANGLE N 75° 12' 30" E 21.05FT
TH AT ANGLE N 18°7' 40" E 25.70FT
TH N 48° 51' W 190.67FT TO E L PATTON PL
TH ALG PATTON PL S 41° 9' W 51.30FT TO B
DESCPT TAKEN FR SUR MADE BY WATKINS & LEACH
SUR, DT AUG 24/23
TOG WITH ALL RIGHT, TITLE & INT OF ⊕ IN & TO
SI MUCH OF PATTON PL AS ABUTS ON PREM TO CEN
L THF
[OVER]

HWB.

T. 29A 4-37 12M J
F. U. T. & M. G. CO.

RECITES SA O 70, 370-371 AND RE-REC C 81, 72-73

SUB TO RESTRS OF REC

SUB TO MTG $4000 NOW LIEN ON PREM HELD BY GLEN RIDGE TRUST COMPANY

PMT OF WH MTG IS ASSUMED BY ⊙.

Z 46 WTTY

MAP 3 BLOCK D LOT 26

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO AND HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

DEED BLOCK NO.

DATE OF DEED JULY 11/24 19 LIBER PA.

CONS. $ 1. ACK'D MARCH 28/30 19 RE- RECORDED XXXXX APRIL 1/30 19

GRANTORS

LOMBARD CONSTRUCTION &
REALTY COMPANY
A CORP N J

[0-70 370-371]

$5.50 STAMPS

GRANTEES

ROBERT S, LANE
MADELEINE LANE, HIS WF

PREMISES MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE.....AND TO .....HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B IN E L PATTON PL AT A PT THEREIN DIST
201.72 FT N FR N L MACOPIN AVE
TH S 48° 51' E 157.57 FT
TH AT L S 66° 53' E 32.98 FT
TH AT AN ANGLE N 75° 12' 30" E 21 .05 FT
TH AT AN ANGLE N 18° 7' 40" E 25.70 FT
TH N 48° 51' W 190.67 FT TO E L PATTON PL &
TH ALG SD PATTON PL S 41° 9' W
51 FT & 30/100 FT TO B
THE FOREGOING DES IS TAKEN FR A SUR MADE BY WATKINS & LEACH SUR'S DT AUG 24/23 [OVER]

FIDELITY UNION TITLE AND MORTGAGE GUARANTY COMPANY.

T. 25 1-28 50M F.

RECITES P.O. SA PREM CONV TO THE © BY GODFREY CORP BY DEED
DT AUG 27/23 & RECD OCT 9/23
TOGETHER WITH ALL RIGHT, TITLE & INT OF © IN & TO SO MUCH OF PATTON
PL AS ABUTS ON SD PREM TO CEN L THEREOF
SUB TO RESTRS OF RECD & TO A MTG OF $4500. NOW ON SD PREM WHICH MTG © ASSUMES
TOGETHER WITH BOND THEREFOR
NOTE- THE 2ND COURSE HAS BEEN CHANGED TO READ S 66° 53' E & THE DEED RE-EXE

Z 34 WTTY

MAP 9 BLOCK D LOT 26

T. 29 5-24 50M

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

DEED

Block No.

Date of Deed JULY 11/24 19 Liber pa.

Cons. $ 1 Ack'd JULY 14/24 19 Recorded JULY 23/24 19

Grantors

LOMBARD CONSTRUCTION &
REALTY COMPANY
A CORP OF N J

$5.50 STAMPS

Grantees

ROBERT S. LANE
MADELEINE LANE, HIS WF

Premises TOWN OF MONT

B IN E L PATTON PL AT PT DIST 201.72 FT N FR
N L OF MACOPIN AV
TH S 48° 51' E 157.57 FT
TH AT L N 66° 53' E 32. 98 FT
TH AT AN ANGLE N 75° 12' 30" E 21. 05 FT
TH AT AN ANGLE N 18° 7' 40" E 25 FT & 70/100 FT
TH N 48° 51' W 190.67 FT TO E L OF PATTON PL &
TH ALG SD PATTON PL S 41° 9' W 51 FT & 30/100 FT
TO B

DESI S TAKEN FR SUR MADE BY WATKINS & LEACH
SUR, DT AUG 24/23

RECITES RD SA CONVD TO ⊕ BY GODFREY CORP,
BY DEED DT AUG 27/23 & RECD OCT 9/23

TOGETHER WITH ALL RIGHT, TITLE & INT OF ⊕ IN &
TO SO MUCH OF PATTON PL AS ABUTS ON SD PREM TO
CENTRE L THEREOF [OVER]

SUB TO RESTRS OF RECD & TO MTG OF $4500 NOW ON SD PREM, WHICH @ ASSUMES, TOGETHER WITH BOND THEREFORE

W 59 WTTY

MAP 3 BLOCK D LOT 26-64

New No 27

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

DEED Block No.

Date of Deed JUNE 6/2 19 Liber pa.

Cons. $ 1 Ack'd JUNE 6/24 19 Recorded JUNE 20/24 19

Grantors

LOMBARD CONSTRUCTION & REALTY COMPANY

$1,50 STAMPS

Premises TOWN MONT

B AT PT IN E L OF PATTON PL DIST N 150.42 FT FR MACOPIN AV

TH S 66° 53' E 165.71 FT

TH N 48° 51' W 157.57 FT TO E L PATTON PL

TH ALG PATTON PL S 41° 9' W 51.30 FT TO B

DES TAKEN FR SUR WATKINS & LEACH, SURS, DT AUG 24/23

RECITES RU PREM CONVD TO © BY GODFREY CORP BY DEED DT AUG 21/23

SUB RESTRS OF RECORD & SUB TO MTG $4500 NOW ON PREM WHICH © ASSUMES

Grantees

MABEL CLARKE TAYLOR,

MAP 3 BLOCK II LOT 26

Oct. 9, 1923

Lee Trans

MAP 3 BLOCK II LOT 23, 24 etc

~~3 B 26~~

C 43 B&S

APPLICATION No. .....

EXAMINED

RECORD OF INSTRUMENT

DEED ..... Block ..... No. ..... MAP 3 BLOCK D LOT 26

Date of Deed JAN 20/20 19 ..... Liber ..... pa. .....

Cons. $ 1 Ack'd JAN 21/20 19 ..... Recorded JAN 22/20 19 .....

Grantors

EDWIN B GOODELL
ANNETTE C HIS WF

Grantees

GODFREY CORPORATION
A CORP N.J.

Premises

TOWN MONT

B AT PT ON E S OF PATTON PL 300 FT S FR COR FORMED BY ITS INTERSECT WITH N L OF NASSAU RD SD B PT BG AT SW COR LOT NO 18 ON MAP HEREINAFTER MENTD

TH ALG E L OF PATTON PL S 41°9' W 76.FT 6 IN TO S L OF LOT NO 19 ON SD MAP

ALG THAT L S 66°53' E 198.69 FT

N 75°18' 40" E 14 FT 9/10 FT ± TO S L OF LOT NO 18

ALG THAT L N 48°51' W 199 FT TO B

BGLOT NO 19 AS SHOWN ON MAP ENTITLED MAP OF PROP OF THE GODFREY CORPORATION. UPPER MONT. N.J. MAR 20/12 F.W.CRANE.C.E.

RECITES RD X 57 459

SUB RESTRS CONTAINED IN SD DEED

MAP 3 BLOCK II LOT 26

Dec 1, 1916

See Trans.

MAP 3 BLOCK II LOT 24, 25, 26

MAP 3 BLOCK D LOT 27

June 20, 1924

Lee Frans

MAP 3 BLOCK D LOT 26 pt

#21 C.L.

ESSEX COUNTY REGISTER'S OFFICE MAP 3 BLOCK D 30 101

3-D-101 5780 sq ft 13000
3-D-30 Park St. 300

B & S **DEED**

By WALTER H.STEEL & FLORENCE B.WF
HARDING TOWNSHIP, MORRIS CO.N.J.

To PHILIP SVIGALS & VIRGINIA S.WF
MONTCLAIR N.J.

Block Lot

Dated 7-14-50 Ack 7-14-50

Rec. 7-14-50 Book W 114-484

Returned to: Edw Hartpence
Raymond Commerce Bldg.
Newark N.J.

Stamps $36.30 Cons. $1.00

Liens None

ASSESSOR'S OFFICE RECEIVED AUG 21 1950 Per

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

3-D-101

PARCEL 1; BEG at a pt in center of Park St, dis Sly meas alng sam 230.13 ft frc from its inter wit cen li of MtHebron Rd; rng TH N 77 deg 12 min 50 sec W 34.03 ft to Wly li of Park St; Th cont in sam cour 50.38 ft; Th S 81 deg 5 min 10 sec W 53.82 ft; TH S 56 deg 56 min W 114.18 ft to Sly li of lan orig pur by Brook Lane Realty Co; Th alng Sly li of that Land S 67 deg 24 min E 183.09 ft to cent of Park St; Th aln same N 26 deg 56 min E 137.20 ft to pt or Pl of Beg.
Sub to rights of the public in & to so much of said prem as lies wit hin the bounds of Park St.

PARCEL 2; BEG at a pt on Wly sid of ParkSt at most Sly cor of land form of Stanton M.Smith & Harriet S.Smith wf, whic pt is said to be 131.38 ft Sly alng Park St from S sid of priv st rng Wly from Park St: rng th alng Wly side of Park St S 26 deg 56 min W 10 ft; Th thro ld

over

now or formly of Geo D.Hulst & margaret G.wf, N 67 deg 24 min W 150 ft to a pt in sd p
in sd priv st; Th alng Wly li of ld now or formly of sd Geo. D.Hulst & ma
Margaret wf & alng sd priv st 10 ft to most Wly cor of ld formly of Stanton
M.Smith & Harriet S wf; Th alng land formly of Stanton M.Smith & Harriet S.
wf S 67 deg 24 min E 150 ft to Wly sid of Park St at the pt or pl of Beg.
Des consists of ld 10 ft in wid adj on Sly sid of ld des above as Parcel 1.
RECITED: SA: V 100-528 also P 112 373 & P 112 377 Sub to all restrictions
578 Park St,Montclair N.J. The lands referred to above as being set forth
in contract rec in Book P 112-373 & P 112-377 consist of the int of parties
of the first part in & to private roadway or St, & in & to a park area used
in common wit other persons therin ment, whi prem are bounded & des as fol:
FIRST TRACT : BEG at a pt on Wly li of Park St 131.38 ft Nly from the inter
of Sly lin of land of Walter H.Steel & wf wit Wly li of Park St: Th N 77 de
12 min 50 sec W 50.38 ft;Th S 81 deg 5 min 10 sec W 53.82 ft: Th S 56 deg 56
min W 114.18 ft sd 3 courses being land of sd Steel: Th S 26 deg 56 min
W 22 ft; Th N 67 deg 24 min W 100 ft; alng ld of Ethel H.VonSchmid: Th N
26deg 56 min E 44 ft alng ld of adrien T.VonSchmid; Th N 75 deg 20 min 30 se
E 333.32 ft alng ld of Wilhelm K.Wenner & wf & ld of Adrien T.VonSchmid to
mon Ston on Wly sid of Park St: Th alng Park St S 26 deg 56 min W to the pt
or pl of Beg.

The sd ld to be used in common as a private right of way or st.

2ND TRACT B at a monument stone on the W s of Park St. at the N s of the 1st
TRACT:

Run TH S 75° 20' 30" W 37.16 ft;
TH N 14° 39' 30" W 127 ft;
TH S75° 20' 30" W 225 ft; alg lots owned by Adrien T. von Schmid to ld of
Wilhelm K. Wenner and wf
TH alg their ld N 67° 24' W 65.99 ft to a pt in the brook kn as Wigwan Brook
TH N 26° 27'E 71.73 ft;
TH N 63° 56' E alg the brook 157.1 ft;
TH N 15° 47' E 92.6 ft to tenter l of Mt Hebron Rd
TH alg Mt Hebrom Rd in an E direction its various courses to a pt therein
opposite the W s of Park St
TH S 26° 56' W alg the W s of Park St to the pt or pl of B.
The sd ld being reserved to be used in common as a park or pleasure ground

R 21 B & S

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGE IN REG.

101 578 Park
30 Vacant Lot

MAP 3 BLOCK D LOT 101 30

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO _____ AND _____ HEIRS.

SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

DEED

Block _____ No. _____

Date of Deed DEC 30/42 19 Liber V 100 pa. 528-531

Cons. $ 10 Ack'd DEC 30/42 19 Recorded DEC 31/42 19

MONT

Grantors

MILO B HOPKINS AND HELEN F HOPKINS, HS WF, MONT

$2.20 STAMPS
SAMUEL ROSENBLATT, MCC NJ

Grantees

WALTER H STEEL AND FLORENCE B STEEL, HS WF, MONT

Premises

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE _____ AND TO _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

FIRST TRACT 3-D-101

B PT CEN LI PARK ST DIST S MEAS ALG SA 230.13FT FR INTER WI CEN LI OF MT HEBRON RD
TH N 77°12'50"W 34.03FT TO W LI PARK ST
TH CONTIN ON SA COURSE 50.38FT
TH S 81°5'10"W 53.82FT
TH S 56°56'W 114.18FT TO S LI OF LD ORIG PURCH BY BROOK LANE REALTY CO
TH ALG S LI OF THAT LD S 67°24'E 183.09FT TO CEN LI PARK ST
TH ALG SA N 26°56'E 137.20FT TO B.
SUBJ TO RIGHTS OF PUBLIC IN AND TO SO MUCH OF SD PREMS AS LIES WITHIN THE BOUNDS OF PARK ST. [OVER]

T532-8.42-32M
N. J. R. T. I. CO.

TAKEN FR SURV BY MILLER & MCGIFFERT, DT DEC 17/29, IT BG INTENDED TO CONV SA PREMS REC IN Y 91-29.
TOGETHER WI RIGHT OF WAY AND RIGHTS TO CERTAIN TRACT OF LD DESCD IN DD M 83-470, IN SO FAR AS © ARE OWNER, SD RIGHTS HAVING BEEN MTG TO THE MONTCLAIR SAVINGS BANK BY STANTON M SMITH AND WF, ON FORECLOSURE OF SD MTG, CONV TO THE MONTCLAIR SVGS BANK, AS APPUR TO PROP HEREIN DESCD BY SD DD FR SH'FF OF ESSEX CO.
SUBJ TO EFFECT, IF ANY, OF RESTRS SET FORTH IN DD K 54, P 389, REFERRED TO IN DD Z 54, P 116 DT SEP 10/14, WHEREIN JEROME DOYLE CONV SD PREMS AND OTHER LDS TO MUTUAL INVESTMENT ASSN WI RESTRS [HEREINAFTER SET FORTH].
IT IS AGREED THAT THERE SHALL BE NO CLAIM AGAINST GTRS HEREIN BY REASON OF FACT THAT RESTRS CITED, IF THEY AFFECT PROP, APPEAR TO BE VIOLATED BECAUSE THE HOUSE IS NOT SET BACK 30FT.
RECITES SA AS F 92, P ~~X~~ 62-~~6~~.
PARCEL #1 SUBJ TO MTG REC IN N 85-414 NOW REDUCED TO $11,040.
SECOND TRACT 3-II-30
B PT W SI PARK ST AT MOST S COR OF LD FMLY OF STANTON M SMITH AND HARRIET S SMITH, HS WF, WH PT IS SD TO BE 131.38FT S ALG PARK ST FR S SI OF PRIVATE ST RUNN W FR PARK ST
TH ALG W SI PARK ST S 26°56'W 10FT
TH THRU LD NOW OR FMLY OF GEO D HULST AND WF N 67° 24'E W 150FT TO PT IN SD PRIVATE ST
TH ALG W LI OF LD NOW OR FMLY OF SD GEO D HULST AND WF AND ALG SD PRIVATE ST 10FT TO MOST W COR OF LD FMLY OF STANTON M SMITH AND WF
TH ALG LD FMLY OF SMITH S 67°24'E 150FT TO W SI PARK ST AND B. [OVER]

RECITES SA AS B 85, P 383-5.
RECITES SA AS E 93, P 347-9, AND I 96, P 482-4.

T541-12-40-2M

R 2 B & S

APPLICATION NO.

EXAMINED

HAB: UNTO _____ AND _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

RECORD OF INSTRUMENT

T532-8-42-32M
N. J. R. T. I. CO.

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGE IN REG.

lot 101 5 7 8 Park 13700
" 30 vacant

MAP 3 BLOCK D LOT 30 101

DEED _____ Block _____ No. _____

Date of Deed OCT 14/42 19 Liber S 100 pa. 334-336

Cons. $ 10 Ack'd OCT 16/42 19 Recorded OCT 21/42 19

Grantors

JAMES HENDRICK TERRY AND
THEODOSIA HATCH TERRY, HS WF,
MONT

$6.05 STAMPS
W L AHERN, N P NJ

Grantees

MILO B HOPKINS,
MONT

Premises MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE _____ AND TO _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

PARCEL #1 3-D-101

B PT CEN LI PARK ST DIST S MEAS ALG SA
230.13FT FR ITS INTER WI CEN LI MT HEBRON RD
TH N 77°12'50"W 34.03FT TO W LI PARK ST
TH CONTINUING ON SA 50.38FT
TH S 81°5'10"W 53.82FT
TH S 56°56'W 114.18FT TO S LI OF LD ORIG
PURCH BY BROOK LANE REALTY CO
TH ALG S LI OF THAT LD S 67°24'E 183.09FT
TO CEN LI PARK ST
TH ALG SA N 26°56'E 137.20FT TO B.
SUBJ TO RIGHTS OF PUBLIC IN AND TO SO MUCH
OF SD PREMS AS LIES WITHIN BOUNDS OF PARK ST.

[OVER]

TAKEN FR SURV BY MILLER & MCGIFFERT, DT DEC 17/29, IT BG INTENDED TO CONV SA PROP REC IN Y 91, P 29.

TOGETHER WI RIGHT OF WAY AND RIGHTS OF A CERTAIN TRACT OF LD TO BE USED IN COMMON WI OTHERS, DESCD IN DD REC IN M 83, P 470, IN SO FAR AS ⊕ IS OWNER THEREOF, SD RIGHTS HAVING BEEN MTG TO THE MONTCLAIR SAVINGS BANK BY SD STANTON M SMITH AND WF AND THEREAFTER, ON FORECLOSURE OF SD MTG, CONV TO THE MONTCLAIR SAVINGS BANK, AS APPURTENANT TO PROP HEREIN DESCD, BY SD DD FR SH'FF OF ESSEX CO.

SUBJ TO EFFECT, IF ANY, OF RESTRS IN K 54-389 REFERRED TO IN DD Z 54, P 116 WHEREIN JEROME DOYLE CONV THE SD PREMS AND OTHER LDS TO MUTUAL INVESTMENT ASSN, WH RESTRS ARE AS FOLLOWS [HEREINAFTER SET FORTH]. IT IS AGREED THAT THERE SHALL BE NO CLAIM AGAINST GRANTOR HEREIN BY REASON OF FACT THAT SD RESTRS, IF THEY AFFECT PROP, APPEAR TO BE VIOLATED BECAUSE THE HOUSE IS NOT SET BACK 30FT.

RECITES SA AS F 92, P 62-4. SD PARCEL IS ALSO SUBJ TO MTG DT MAY 1/37 MADE BY JAMES HENDRICK TERRY TO MONTCLAIR SAVINGS BANK REC IN N 85-414, PRIN NOW REDUCED TO $11,040.

PARCEL #2 - B PT W SI PARK ST AT MOST S COR OF LD FMLY OF STANTON M SMITH AND WF, WH PT IS SD TO BE 131.38FT S ALG PARK ST FR S SI PRIVATE ST RUNN W FR PARK ST

TH ALG W SI PARK ST S 26°56'W 10FT

TH THRU LD NOW OR FMLY OF GEORGE D HULST AND WF N 67°24'W 150FT TO APT IN SD PRIVATE ST

TH ALG W LI OF LD NOW OR FMLY OF SD GEORGE D HULST AND SD MARGARET HULST, HS WF, AND ALG SD PRIVATE ST 10FT TO MOST W COR OF LD FMLY OF STANTON M SMITH AND WF

TH ALG LD FMLY OF STANTON M SMITH AND WF S 67° TO W SI PARK ST AT PL OF B.

[OVER]

3.11.30

RECITES SA AS B 85, P 383-5.
RECITES SA AS E 93, P 347-9.
RECITES SA AS I 96, P 482-4.

TS41-12-40-2M

JJ 11 WTTY

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

Vacant Lot
Park St.

MAP 3 BLOCK II LOT 30

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO _____ AND _____ HEIRS,
SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

DEED Block No.

Date of Deed FEB 28/40 19 Liber I 96 pa. 482-484

Cons. $ 1.00 Ack'd MAR 7/40 19 Recorded MAR 8/40 19

Grantors

GERTRUDE MC MASTERS SMITH
TOWN OF MTCLAIR

.XX .50 STAMPS
ACKD BEF ROYAL T EARLE

Grantees

JAMES HENDRICK TERRY
TOWN OF MTCLAIR

Premises TOWN OF MTCLAIR

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE _____ AND TO _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT A PT ON THE WLY SI OF PARK ST AT THE MOST SLY COR OF LD FMLY OF STANTON M. SMITH AND HARRIET S SMITH, HIS WF, WH PT IS SD TO BE 131.38 FT SLY ALG PARK ST FR THE S SI OF A PRIVATE ST RUNG WLY FR PARK ST
RUNG TH ALG THE WLY SI OF PARK ST S 26° 56' W 10 FT
TH THRU LD NOW OR FMLY OF GEORGE D HULST AND MARGARET G HULST, HIS WF, N 67° 24' W 150 FT TO A PT IN THE SD PRIVATE ST
TH ALG THE WLY LI OF LD NOW OR FMLY OF THE SD GEORGE D HULST AND THE SD MARGARET HULST, HIS WF, AND ALG THE SD PRIVATE ST 10 FT TO THE MOST WELY COR OF LD FORMLY OF STANTON

OVER

T532-11-39-10M
N. J. R. T. I. CO.

GFP

M. SMITH AND HARRIET S. SMITH, HIS WF
TH ALG THE LD FMLY OF STANTON M. SMITH AND HARRIET S. SMITH
HIS WF S 67° 24' E 150 FT TO THE WLY SI OF PARK ST AT THE PT
OR PL OF B
RECITES SA AS DEED BOOK B 85 PG 383-385
ALSO RECITES SA XXS AS DEED BK E 93 PG 347-349.

R 1 WTTY

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

Vacant lot

MAP 3 BLOCK D LOT 30

APPLICATION NO. _____

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO _____ AND _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

T532-11-37-10M
N. J. R. T. I. CO.

DEED ✓ Block _____ No. _____ E 93 347-349

Date of Deed DEC 30/37 19____ Liber _____ pa. _____

Cons. $ 1 Ack'd DEC 30/37 19____ Recorded JAN 17/38 19____

Grantors

STANTON M SMITH &
HARRIET S SMITH, HIS WF
MONT

50 CENTS STAMPS
ACK'D- CO'EMAN F NICHO'S
NP NY

Grantees

GERTRUDE MC MASTERS SMITH
MONT

Premises MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE _____ AND TO _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT PT ON W S PARK ST AT MOST S COR OF 'D
FM'Y OF © WH PT IS SD TO BE 131.38FT S A'G
PARK ST FR S S OF PRIVATE ST RUNG W FR PARK ST
TH A'G W S PARK ST S 26° 56' W 10FT
TH THROUGH 'D NOW OR FM'Y GEORGE D HU'ST &
MARGARET G HU'ST, HIS WF, N 67° 24' W 150FT
TO PT IN PRIVATE ST
TH A'G W ' OF 'D NOW OR FM'Y OF GEORGE D HU'ST
AND MARGARET HU'ST, HIS WF & A'G PRIVATE ST 10FT
TO MOST W COR OF 'D FM'Y ©
TH A'G 'D FM'Y OF © S 67° 24' E 150FT TO W S
OF PARK ST AT B[XXXXXX]XRECITES SA B 85, 383-385

HB

MAP 3 BLOCK II LOT 30

Mar. 19, 1937

See Trans.

MAP 3 BLOCK II LOT 101

HW3.

F 9 WTTY

MAP 3 BLOCK II LOT 30

APPLICATION NO. 12/8/32

EXAMINED

RECORD OF INSTRUMENT

DEED BLOCK NO.

DATE OF DEED OCT 24/32 19 LIBER B 85 PA 383 385

CONS. $ 1 ACK'D OCT--/32 OCT 24/32 19 RECORDED OCT 29/32 19

GRANTORS

GE ORGE D. HULST &
MARGARET G. HULST HIS WF

GRANTEES

STANTON M. SMITH
HARRIET S. SMITH HIS WF

PREMISES MONTCLAIR

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE.....AND TO .....HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT PT ON W SIDE OF PARK STREET AT S COR OF LD OF ② WHICH PT IS SD TO BE 131.38 FT S FR XX PARK STREET FR THE S SIDE OF PRIV STREET RUNG WLY FR PARK STREET
TH ALG W SIDE PARK STREET S 26°56'W 10 FT
TH THRU LD OF ① N 67° 24'W 150 FT TO PT IN S SIDE PRIV STREET
TH A.G W L LD OF ① & ALG SD PRIVATE STREET 10 FT TO MOST WLY COR OF LD XX OF ②
TH ALG LD OF ② S 67°24'E 150 FT TO W SIDE OF PARK STREET TO PL OF B

HAB: UNTO.....AND.....HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

NOTE-ATTY IN FACT OMITTED, IN B & DT OF ACK IMCOMPLETE--

131.38
10
141.38

OK

FIDELITY UNION TITLE AND MORTGAGE GUARANTY COMPANY.

T. 29 4-31 65M F.

#25 L.G. ESSEX COUNTY REGISTER'S OFFICE

3 BLOCK D LOT 31

40 Mt Hebron Rd
9300

.....WAR.....**DEED**

By BIRGER V. ZAMORE AND ISABEL P.
HIS WIFE OF NEWAGEN MAINE

To JOSEPH W. THOMAS AND SUE D. HIS WF
ELMONT, LONG ISLAND, N Y

Block ..... **Lot** .....

Dated 3-22-54 **Ack** 3-22-54

Rec. 3-24-54 **Book** 3212 400

Returned to: Bennett and Shepard
460 Bloomfield Av
Mtclr N.J.

Stamps $26.95 **Cons.** $1.

Liens ---

ASSESSOR'S OFFICE RECEIVED AUG 5 1954 P.

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B at a pt in the S li of Mt. Hebron Rd dist E alg the sa 902.15 ft fr the cor fm by the inter of sd li of Mt. Hebron Rd with the E li of Valley Rd

Th (1) alg sd li of Mt. Hebron Rd S 78 deg 33 min20 sec E 150.08 ft.;
Th (2) S 16 deg 13 min 40 sec W 62.58 ft.;
Th (3) S 64 deg 22 min 40 sec W 133.51 ft.;
Th (4) N 25 deg 37 min 20 sec W 72.71 ft.;
Th (5) N15 deg 9 min E 85 ft to pt and pl of B.

Kn as #40 Mt Hebron Rd Upper Montclair N.J.

RECITES: SA: Q.114 pg 277

Des was drawn in accord with a Sur of sd prem made by C. W. Bockelman Aug 16, 1947

#22 A. R.

ESSEX COUNTY REGISTER'S OFFICE MAP 3 BLOCK D LOT 31

40 Mt. Hebron Rd
8500

B & S DEED

By BIRGER V. ZAMORE &
ISABEL P. HIS WIFE
40 MOUNT HEBRON RD
MONTCLAIR

To

ISABEL P. ZAMORE
40 MOUNT HEBRON RD
MONTCLAIR

Block Lot

Dated 5/10/50 Ack 5/12/50

Rec. 5/15/50 Book Q-114 277

Returned to: Essex Title Guaranty & Trust Co. Montclair

Stamps - Cons. $1.00 ✓

Liens -

ASSESSOR'S OFFICE RECEIVED JUN 3 1950 Per

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B at a pt on the S s of Mount Hebron Rd as shown 60 ft wide on Map of Godfrey Corp dist therein E 902.15 ft fr the E s of Valley Rd

RUNN TH (1) S 15° 9 min W 85 ft to an angle
TH (2) S 25° 37 min 20 sec E 72.71 ft to a pt
TH (3) N 64° 22 min 40 sec E 133.51 ft to a pt
TH (4) N 16° 13 min 40 sec E 62.58 ft to the S s of Mount Hebron Rd
TH (5) alg sd road N 78° 33 min 20 sec W 150.08 ft to the pt & pl of B

Survey made by C. W. Bockelman, Surveyor, dated Aug 16,1947
RECITE: SA C-113 503.

#36 A. R.

ESSEX COUNTY REGISTER'S OFFICE

40 Mt. Hebron Rd. 8500

MAP 3 BLOCK D LOT 31

W DEED

By ZAMORE BUILDS, INC.
A CORP OF N. J.

To

BIRGER V. ZAMORE &
ISABEL P. HIS WIFE
40 MT. HEBRON RD.
MONTCLAIR

Block ..... Lot .....

Dated 4/8/49 Ack 4/8/49

Rec. 4/22/49 Book C-113 503

Returned to: Essex Title Guaranty & Trust Co.
Montclair

Stamps $11.00 Cons. (?) $1.00

Liens Subj to Mtge $12,000.00 held by The Prudential Insurance Co. of America.

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B at a pt on the S s of Mount Hebron Rd as shown 60 ft wide on Map of Godfrey Corp dist thrn E 902.15 ft fr the E s of Valley Rd.

RUNN TH (1) S 15° 9 min W 85 ft to an angle;
TH (2) S 25° 37 min 20 sec E 72.71 ft to a pt
TH (3) N 64° 22 min 40 sec E 133.51 ft to a pt
TH (4) N 16° 13 min 40 sec E 62.58 ft to the S s of Mount Hebron Rd.
TH (5) alg sd road N 78° 33 min 20 sec W 150.08 ft to the pt & pl of B.

Survey made by C. M. Bockelman, Surveyor, dated Aug.16, 1947.

Being same prem conv to party of first part hereto under its then name of Carlisle Road Corp by deed fr Katherine K. Riordan & John L. Riordan, her husb dated Apr. 30, 1947 & recorded in Essex Co. Reg. Office on Apr. 30, 1947 as Instrument #81.

MAP 3 BLOCK D LOT 31

4/30/47

K. K. Riordan

to

Carlisle Road Corp.

(Jamore Builds, Inc.)

See Transfer

MAP 3 BLOCK D LOT 13

Hood 11 Commerce St.

RECEIVED AUG 26 1969

29319

103—DEED - BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. B S T COPYRIGHT© 1965 BY ALL-STATE OFFICE SUPPLY CO. 49 EDISON PLACE, NEWARK, N. J. 07102

This Indenture,

COUNTY OF ESSEX CONSIDERATION $39500 STATE TRANSFER TAX $39.50 DATE BY

Made the 31st *day of* July *19* 69 ,

Between

ALLAN E. JESPERSEN and KAREN L. JESPERSEN, his wife

residing at 596 Ridge Road *in the* Township *of* Cedar Grove *in the County of* Essex *and State of* New Jersey *herein designated as the Grantors,*

And

JOHN C. BRIGHAM, JR., and JEAN D. BRIGHAM, his wife

about to reside ~~residing or located~~ *at* 42 Mt. Hebron Road *in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey *herein designated as the Grantees;*

Witnesseth, *that the Grantors, for and in consideration of*

THIRTY NINE THOUSAND FIVE HUNDRED & NO/00 DOLLARS ($39,500.00)

lawful money of the United States of America, to the Grantors 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 Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and convey unto the Grantees forever,

All that certain *tract or parcel of land and premises, situate, lying and being in the* Town *of* Montclair *in the County of* Essex *and State of New Jersey, more particularly described as follows:*

BEGINNING at a point in the southerly side of Mt. Hebron Road distant 842.08 feet easterly from its intersection with the easterly side of Valley Road; thence

(1) continuing along said southerly side of Mt. Hebron Road south 74 degrees 51 minutes east 22.37 feet to a point; thence

(2) still continuing along the southerly side of Mt. Hebron Road south 78 degrees 33 minutes 20 seconds east 37.70 feet to a iron pipe; thence

(3) south 15 degrees 09 minutes west 85.00 feet to a point; thence

(4) south 25 degrees 37 minutes 20 seconds east 72.71 feet to a point; thence

(5) south 64 degrees 22 minutes 40 seconds west 23.59 feet to a point; thence

(6) south 26 degrees 53 minutes 40 seconds west 68.16 feet to an iron pipe; thence

(7) north 48 degrees 51 minutes west 84.25 feet to an iron pipe; thence

(8) north 15 degrees 09 minutes east 182.83 feet to an iron pipe set in the southerly side of Mt. Hebron Road, and the point and place of BEGINNING.

BEING the same premises conveyed to the grantors herein by Deed dated March 2, 1964 from FRANK U. POST and DORIS L. POST, his wife, and recorded March 3, 1964 in the Register's Office of Essex County in Book 4001 of Deeds for said County at Page 513.

Paula C. Ward
DEPUTY REGISTER

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J. AUG 1 12 24 PM '69

251 4020

42 Mt. Hebron Rd.

MAP 3 BLOCK D LOT 3

ASSESSOR'S OFFICE
RECEIVED
MAR 31 1964

103—N. J. DEED—BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. H M L

ALL-STATE OFFICE SUPPLY CO.
49 EDISON PLACE, NEWARK 2, N. J.

BOOK 4001 PAGE 513

This Indenture,

Made the 2ND *day of* MARCH *, in the year of our Lord*
One Thousand Nine Hundred and Sixty Four

Between

FRANK U. POST and DORIS L. POST, his wife,

RECEIVED & RECORDED
REGISTER'S OFFICE
ESSEX COUNTY, N.J.
Mar 3 11 45 AM '64
REGISTER

residing at 42 Mt. Hebron Road,
in the Town *of* Montclair, *in the County of*
Essex *and State of* New Jersey, *party of the first part;*

And

ALLAN E. JESPERSEN and KAREN L. JESPERSEN, his wife,

of the Borough *of* West Caldwell *in the County of*
Essex *and State of* New Jersey, *party of the second part:*

R.S. 31:90

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* 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, ha vegiven, 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 *tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the* Town *of* Montclair *in the County of* Essex *and State of* New Jersey:

BEGINNING at a point in the southerly side of Mt. Hebron Road distant 842.08 feet easterly from its intersection with the easterly side of Valley Road; thence (1) continuing along said southerly side of Mt. Hebron Road south 74 degrees 51 minutes east 22.37 feet to a point; thence (2) still continuing along the southerly side of Mt. Hebron Road south 78 degrees 33 minutes 20 seconds east 37.70 feet to a iron pipe; thence (3) south 15 degrees 09 minutes west 85.00 feet to a point; thence (4) south 25 degrees 37 minutes 20 seconds east 72.71 feet to a point; thence (5) south 64 degrees 22 minutes 40 seconds west 23.57 feet to a point; thence (6) south 26 degrees 53 minutes 40 seconds west 68.16 feet to an iron pipe; thence (7) north 48 degrees 51 minutes west 84.25 feet to an iron pipe; thence (8) north 15 degrees 09 minutes east 162.83 feet to an iron pipe set in the southerly side of Mt. Hebron Road, and the point and place of BEGINNING.

BEING the same premises conveyed to Frank U. Post and Doris L. Post, his wife, by deed of John J. Sotardi and Olga Sotardi, his wife, dated July 9, 1962, and recorded in the Essex County Register's Office in Book 3877/93 on July 12, 1962.

MAP 3 BLOCK D LOT 32

KEENAN & 7 TAPPAN AVE BELLE

ASSESSOR'S OFFICE
JUL 30 1962
RECEIVED

919—Deed—Bargain and Sale—(Cov. Against Grantor). Individual or Corporation.

JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS
80 EXCHANGE PLACE AT BROADWAY, NEW YORK

BOOK 3877 PAGE 93

This Indenture,

Made the [illegible] *day of* JULY *, in the year of our Lord One Thousand Nine Hundred and* Sixty-two

Between JOHN J. SOTARDI and OLGA SOTARDI, his wife

residing at 42 Mt. Hebron Road

RECEIVED & RECORDED
REGISTER'S OFFICE
ESSEX COUNTY, N.J.
JUL 12 11 51 AM '62
BOOK 3877 PAGE 93
REGISTER

in the Town *of* Montclair *County of* Essex
and State of New Jersey *party of the first part;*

And FRANK U. POST and DORIS L. POST, his wife

residing at 235 Forest Avenue

in the Borough *of* Glen Ridge *County of* Essex
and State of New Jersey *party of the second part;*

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 *tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the* Town *of* Montclair *County of* Essex *and State of* New Jersey

BEGINNING at the point of intersection of the southerly line of Mt. Hebron Road and the easterly line of land conveyed to Bernard R. Fiering and Thelma E. Fiering, his wife, by Carlisle Road Corporation by deed dated October 29, 1947 and recorded in the Essex County Register's Office on October 29, 1947, said point of beginning being distant eight hundred forty-two feet and eight one-hundredths of a foot (842.08) easterly from the point of intersection of the said southerly line of Mt. Hebron Road and the easterly line of Valley Road and from said point of beginning running (1) south fifteen (15) degrees, nine (9) minutes west along the easterly line of land conveyed to Bernard R. Fiering and Thelma E. Fiering, his wife, as aforesaid, and along the easterly line of land conveyed to Andrew Endres and Emme Endres, his wife, by Carlisle Road Corporation by deed dated October 9, 1947 and recorded in the Essex County Register's Office on October 29, 1947, one hundred eighty-two feet and eighty-three one hundredths of a foot (182.83) to a point in the northerly line of land conveyed to Andrew Endres and Emma Elizabeth Endres, by Ethel H. Twist and Elmer G. Twist, her husband, by deed dated September 29, 1941, and recorded in the Essex County Register's Office October 1, 1941 in Book C 99 of Deeds Page 517; thence returning to the point or place of beginning and running (2) south seventy-four (74) degrees, fifty-one (51) minutes east along the said southerly line of Mt. Hebron Road twenty-two feet and thirty-seven one hundredths of a foot (22.37) to an angle point in same; thence (3) south seventy-eight (78) degrees, thirty-three (33)minutes, twenty (20) seconds east still along the said southerly line of Mt. Hebron Road thirty-seven feet and seventy one hundredths of a foot (37.70) to a point; thence (4) south fifteen (15) degrees, nine (9)minutes west eighty-five (85) feet to a point; thence (5) south

RS 28.60

42 Mt Hebron Rd

MAP 3 BLOCK D LOT 32

twenty-five (25) degrees, thirty-seven (37) minutes, twenty (20) seconds east seventy-two feet and seventy-one one-hundredths of a foot (72.71) to a point in the southeasterly line of land formerly of A.W. Godfrey; thence (6) south sixty-four (64) degrees, twenty-two (22) minutes, forty (40) seconds west along the said southeasterly line of land formerly of A. W. Godfrey twenty-three feet and fifty-nine one-hundredths of a foot (23.59) to an angle point in same; thence (7) south twenty-six (26) degrees fifty-three (53) minutes, forty (40) seconds west along the easterly line of land formerly of A.W. Godfrey sixty-eight feet and sixteen one-hundredths of a foot (68.16) to a point in the northerly line of land conveyed to Andrew Endres and Emma Elizabeth Endres as aforesaid and thence (8) north forty-eight (48) degrees, fifty-one (51) minutes west along the northerly line of land conveyed to Andrew Endres and Emma Elizabeth Endres, as aforesaid, eight-four feet and twenty-five one-hundredths of a foot (84.25) to the terminus of the first course hereinabove run.

BEING the same premises conveyed by Frederick L. Parsons and Jean Anderson Parsons, his wife, to John J. Sotardi and Olga Sotardi, his wife, by deed dated April 30th, 1953, which deed is recorded in the Essex County Register's Office in Book 3127 on page 94.



#6 AON

ESSEX COUNTY REGISTER'S OFFICE MAP 3 BLOCK D LOT 37

42 Mt Hebron Rd
7300

B. & S. **DEED**

By FREDERICK L PARSONS & JEAN A WIFE
MONTCLAIR

To JOHN J SOTARDI & OLGA WIFE
42 MT HEBRON ROAD MONTCLAIR

Block **Lot**

Dated 4-30-53 **Ack** 4-30-53

Rec. 5-1-53 **Book** 3127 94

Returned to: S Charles Savona
5 E Mercer St Hackensack

Stamps $15.40 **Cons.** $1.

Liens Subjt Mtge $8000. H/B Boiling Springs S & L Assn

ASSESSOR'S OFFICE RECEIVED MAY 11 1953 Per

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B at the pt of inter of the S l of Mt Hebron Road and the E l of land conveyed to Bernard R Fiering and Thelma E Fiering his wife by Carlisle Road Corporation by deed dated Oct 29 1947 recorded Oct 29 1947 sd pt of B being dist 842.08 ft E from the pt of inter of the sd S l of Mt Hebron Road and the E l of Valley Road and from sd pt of B

TH runn 15° 9' W alg the E l of land conveyed to Bernard R Fiering and Thelma E Fiering his wife as aforesd and alg the E l of land conveyed to Andrew Endres and Emme wife by Carlisle Road Corporation by deed dated Oct 9 1947 recorded E C Oct 29 1947 182.83 ft to a pt in the N l of land conveyed to Andrew Endres and Emma Elisabeth Endres by Ethel H Twist and Elmer G husb by deed dated Sept 29 1941 recorded Oct 1 1941 C-99 517

TH returning to the pt or pl of B and runn S 72° 51' E alg sd S l of Mt Hebron Rd 22.37 ft to an angle point in same

TH S 78° 33' 20" E still alg the sd S l of Mt Hebron Road 37.70 ft to a pt

TH S 15° 9' W 85 ft to a pt

TH S 25° 37' 37' 20" E 72.71 ft to a pt in the S E l of l and for of A W Godfrey
TH S 64° 22' 40" W alg the sd S E l of land for of A W Godfrey 23.59 ft to an angle point in same
TH S 26° 53' 40" W alg the E l of land for of A W Godfrey 68.16 ft to a pt in the N l of land conveyed to Andrew Endres and Emma Elisabeth Endres as aforesd
TH N 48° 51' W alg the N l of land conveyed to Andrew Endres and Emma E Endres as aforesd 84.25 ft to the terminus of the first course hereinabove run
RECITE S A T-110

#6 AON

MAP 3 BLOCK D LOT 32

ESSEX COUNTY REGISTER'S OFFICE

42 Mt Hebron 6600

W **DEED**

By CARLISLE ROAD CORPORATION
MONTCL

To FREDERICK L PARSONS & JEAN WIFE
16-12 SPLIT ROCK ROAD FAIR LAWN
BERGEN COUNTY

Block **Lot**

Dated 2-9-48 **Ack** 2-9-48

Rec. 2-14-48 **Book** T-110 496

Returned to: Central Gty Mtge & T Co
8 Park Ave Rutherford

Stamps $19.25 **Cons.** $1.

Liens None

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B at the pt of inter of the S l of Mt Hebron Road and the E l of land conveyed to Bernard R Fiering and Thelma E Fiering wife by Carlisle Road Corp by deed dated Oct 29 1947 recorded Oct 29 1947 sd pt of B being dist 842.08 ft E from the pt of inter of the sd S l of Mt Hebron Road and the E l of Valley Road and from sd pt of B

TH S 15° 9' W alg the E l of land conveyed to Bernard R Fiering and Thelma E Fiering his wife as aforesd and alg the E l of land conveyed to Andrew Endres and Emme wife by Carlisle Road Corp by deed dated Oct 9 1947 recorded E C Oct 29 1947 182.83 ft to a pt in the N l of land conveyed to Andrew Endres and Emma Elisabeth by Ethel H Twist and Elmer G husb dated Sept 29 1941 recorded C-99 517

TH returning to pt of B and runn S 74° 51' E alg the sd S l of Mt Hebron Road 22.37 ft to an angle point in same

TH S 78° 33' 20" E still alg sd S l of Mt Hebron Road 37.70 ft to a pt

TH S 15° 9' W 85 ft to a pt
TH S 25° 37' 20" E 72.71 ft to a pt in the S E l of land for of A W Godfrey
TH S 64° 22' 40" W alg sd S E l of land for of A W Godfrey 23.59 ft to an angle pt in same
TH S 26° 53' 40" W alg the E lof land for of A W Godfrey 68.16 ft to a pt in the N l of land conveyed to Andrew Endres and Emma Elisabeth Endres as aforesd
TH N 48° 51' W alg the N l of land conveyed to Andrew Endres and Emma as aforesd 84.25 ft to the terminus of the first course hereinabove run

MAP 3 BLOCK D LOT 51

Helen Reilly

To

See

Stanley E. & Ethel May Mower

MAP 3 BLOCK D LOT 20

MAP 3 BLOCK D LOT 51

Donald A Lockhead & wf.
To
Helen Reilly
9-19-55.

See
MAP 3 BLOCK D LOT 20

MAP 3 BLOCK D LOT 51

Ingram
to
Lockhead
12/1/50.

See Trans

MAP 3 BLOCK D LOT 20

MAP 3 BLOCK D LOT 51

12/6/49

J.P. Faiella & Wf.

to

E.G. Ingram & Wf.

See Transfer

MAP 3 BLOCK D LOT 20

MAP 3 BLOCK II LOT 51

Helen M. Koss.

Dec. 14, 1942

to

Franklyn C. Koss

See Trans.

MAP 3 BLOCK II LOT 20

R 1 WTTY

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

19 Macopin

MAP 3 BLOCK D LOT 51

APPLICATION NO. _____ EXAMINED RECORD OF INSTRUMENT

HAB: UNTO _____ AND _____ HEIRS,
SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

DEED _____ Block _____ No. _____

Date of Deed SEPT 26/39 19___ Liber H 95 pa. 465-467

Cons. $ 1 Ack'd SEPT 26/39 19___ Recorded 8 OCT 2/39 19___

Grantors

EBER L PALMER &
EUNICE RUTH PALMER, HIS WF
BATAVIA, NY

$2 STAMPS
ACK'D- ALBERT J WATERMAN, NP

Grantees

FRANKLYN C KOSS &
HELEN M KOSS, HIS WF
MONT

Premises

MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE _____ AND TO _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT INTER OF E L OF PATTON PL WITH N L OF MACOPIN AVE AS SHOWN ON "MAP PROP OF GODFREY CORP, UPPER MONT, NJ" MADE MAR 20/12 BY F W GRANE, C E
TH ALG N L OF MACOPIN AVE S 66° 53' E 56FT
TH N 23° 7' E 150FT TO S L OF LOT #19 ON SD MAP
TH ALG LAST MENTD L N 66° 53' W 53.32FT TO PATTON
TH ALG PATTON PL S 41° 9' W 8.66FT
TH STILL ALG SA S 23° 7' W 141.76FT TO MACOPIN AVE AT B.
BG LOT #20 AS SHOWN ON AFOREMENTD MAP

TOG WITH ALL[OVER]

T532-7-39-10M SSP
N. J. R. T. I. CO.

RIGHT, TITLE & INT OF ℚ IN & TO SO MUCH OF MACOPIN AVE & PATTON PL AS ADJOINS
PREM TO CEN L THF
RECITES SA Z 88, 460
SUB TO RESTRS [HEREIN SET FORTH]
SUB TO RIGHTS IF ANY OF MONT, TO MAINTAIN STORM SEWE R DRAIN OVER N PORTION OF PROP.
SUB TO MUNI LIENS OF REC
SUB TO ZONG ORDIN & AMENDMENTS THERETO OF MONT INSOFAR AS THEY AFFECT WITHIN DESCD PROP.

W 17 WTTY

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

MAP 3 BLOCK D LOT 57

APPLICATION NO.....

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO.....AND.....HEIRS.

SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

DEED ..... Block ..... No. .....

Date of Deed AUG 29/36 19 Liber F 91 pa. 51-53

Cons. $ 1 Ack'd AUG 29/36 19 Recorded AUG 31/36 19

Grantors

JOHN W POST &
FLORENCE B POST HIS W F
MONTC

ACK- ARTHUR HARRIS
M C C
$2.50 STAMPS

Grantees

EBER L PALMER &
EUNICE RUTH PALMER HIS W F
19 MACOPIN AV MONTC

Premises MONTC

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE.....AND TO .....HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B INTER E L OF PATTON PL WITH N L OF MACOPIN AV ON "MAP OF PROP OF GODFREY CORP, UPPER MONTC N J" MADE MAR 20/12 BY F W CRANE C E

TH ALG N L OF MACOPIN AV S 66° 53' E 56 FT

TH N 23° 7' E 150 FT TO S L OF LOT 19 ONS SD MAP

TH ALG LAST MENTD L N 66° 53' W 53.32 FT TO PATTON PL

TH ALG PATTON PL S 41° 9' W 8.66 FT

TH ALG SA S 23° 7' W 141.76 FT TO MACOPIN AV AT B

OVER

T. 29A 3-36-14M C
F. U. T. & M. G. CO.

BG LOT 20 ON SD MAP
TOGETHER WITH ALL RIGHT TITLE & INT OF © IN & TO SO MUCH OF MACOPIN AV & PATTON PL AS ADJOINS SD PREM TO CEN LS THF
RECITES SA Z 88 460
SUB TO RESTRS [HEREIN SET FORTH]
SUB TO RIGHTS IF ANY OF TOWN OF MONTC TO MAINTAIN STORM SEWER DRAIN OVER N PORTION OF PROP
SUB TO MUNI LIENS OF REC
SUB TO MTG IN SUM OF $6000 NOW LIEN ON PREM HELD BY N Y LIFE INSURANCE CO WHICH © ASSUMES AS PART OF CON FOR WITHIN CONV
SUB TO ZON OR DS & AMENDMENTS THERETO OF TOWN OF MONTC IN SO FAR AS THEY AFF WITHIN PREM

F 68 WT TY

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

MAP 3 BLOCK 11 LOT 51

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO ..... AND ..... HEIRS.
SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

DEED ..... Block ..... No. .....

Date of Deed JUNE 4 1935 19 Liber Z 88 pa. 460 462

Cons. $ 1 Ack'd JUNE 4 1935 19 Recorded JULY 1 1935 19

Grantors

MICHELE LAMMARDO
JOSEFINA LAMMARDO, HIS WF
FRANCESCO LAMMARDO
MARIA, HIS WF

CARMELA LAMMARDO RUSSO,
WIDOW, ALL OF ITALY
ANTONIO LAMMARDO
MARIA ROSARIA LAMMARDO,
HIS WF OF S.AMERICA
$1 STAMP

Grantees

JOHN W. POST
FLORENCE B. POST, HIS WF
RUTHERFORD, N J

Premises MONTCLAIR

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE ..... AND TO ..... HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT INTER OF E L PATTON PL WITH N L MACOPIN
AS SHOWN ON "MAP OF PROP GODFREY CORP,
UPPER MONT N J" MD MAR 20 1912 F W CRANE
C E
TH ALG N L MACOPIN AV S 66° 53'E 56 FT
TH N 23° 7'E 150 FT TO S L LOT 19 ON SD MAP
TH ALG LAST MENT L N 66°53'W 53.32 FT TO
PATTON PL
TH ALG PATTON PL S 41° 9'W 8.66 FT
TH STILL ALG SA S 23°7'W 141.76 FT TO
MACOPIN AV AT PL OF B
BEING LOT 20 ON MENT MAP
[OVER]

HW3

T. 29A 1-35-10M C
F. U. T. & M. G. CO.

TOGETHER WITH ALL THE RIGHT TITLE & INT OF © IN & TO SO MUCH OF MACOPIN AV & PATT N PL AS ADJOINS SD PREM TO CEN L THF

RECITES P 76 574

SUB TO RESTRS REC

THAT PROP SHALL BE USED FOR RES PUR ONLY & THAT NO RES SHALL BE BUILT THEREON EXCEPT SINGLE FMLY DWELLING HOUSE & SUCH HOUSE TO COST NOT LESS THAN $6000 WHEN ERECTED & TO BE PLACED NOT LESS THAN 35 FT BACK FR MACOPIN AV,

NO OTHER BLDG SHALL BE BUILT ON PROP EXCEPT PRIV STABLE OR GARAGE TO BE USE IN CONNECTIO WITH PRIV RES, ANY SUCH PROV STABLE OR GARAGE TO BE PLACED AT LEAST 100 FT BACK FR MACOPIN AV

THE ABV DES TR BEING PREM OF WHICH GIUSEPPE LAMMARDO DIED SEIZED, UNMARRIED & INTESTATE ON OCT 5 1932 RES OF ESSEX CO, LEAVING SD MICHELE LAMMARDO, FRANCESCO LAMMARDO, CARMELE LAMMARDO RUSSO, & ANTONIO LAMMARDO & NICOLO B. LAMMARDO, AS HIS ONLY HEIRS AT LAW, THE SD NICOLO B.LAMMARDO HAVING SINCE DIED , RES OF ARGENTINE, UNMARRIED & INTESTATE, THE OTHER 4 BEING IN TURN HIS HEIRS AT LAW

SUB TO RIGHTS IF ANY OF MONT, TO MAINTAIN STORM SEWER DRAIN OVER NLY PORTION OF PROP

SUB TO LIENS OF REC

F 69 B &S

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

MAP 3 BLOCK II LOT 51

APPLICATION NO.....
EXAMINED
RECORD OF INSTRUMENT

HAB: UNTO.....AND.....HEIRS,
SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

DEED Block..... No.....

Date of Deed JUNE 28 1935 19 Liber Z 88 pa. 462 463

Cons. $ 1 Ack'd JUNE 28 1935 19 Recorded JULY 1 1935 19

Grantors

THE TOWN OF MONTCLAIR

BEFORE-
CHAS H. HANKS, JR
MCC NJ

NO STAMPS

Grantees

JOHN W. POST
FLORENCE B. POST, HIS WF
RUTHERFORD, NJ

Premises

MONTCLAIR

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE.....AND TO .....HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT PT IN N SIDE OF MACOPIN AV DIS ELY ALG SD SIDE 789.72 FT FR INTER WITH E SIDE VALLEY RD, WHICH SD PT IS INTER OF SD N SIDE OF MACOPIN AV & E SIDE OF PATTON PL FMLY CALLED NASSAU RD, AS THE SA IS NOW LAID OUT
TH ALG SD N SIDE OF MACOPIN AV N 66° 53'E 10 FT
TH N 23° 7'E 141.76 FT
TH N 41°9'E 8.66 FT ± TO N L LD CONV TO JOHN W. POST & FLORENCE B. HIS WF BY D E D DT JUNE 4 1935 BY MICHAEL LAMMARDO & OTHERS & NOT YET REC

[OVER]

T. 29A 1-35-10M G
F. U. T. & M. G. CO.

W 10.52

TH ALG LAST MENT L N 66° 53'E 10 FT ± TO SD E SIDE PATTON PL AS NOW LAID OUT
TH ALG SD E SIDE OF PATTON PL AS NOW LAID OUT N 41°9'W 8.66 FT ± TO PT IN SD E SIDE PATTON PL AS NOW LAID OUT DIS 141.76 FT ON COURSE N 23° 7'E FR INTER SA & N SIDE MACOPIN AV
TH FURTHER ALF SD E SIDE OF PATTON PL AS NOW LAID OUT S 23° 7'W 141.76 FT TO N SIDE MACOPIN AV & B
RECITES PART SA PREM CONV TO © AS DEDICATION OF PATTON PL, FMLY CALLED NASSAU RD, BY GODREY COR, BY DEED O 53 179 ETC, IN WHICH SD LAST MENT DEED THE PT B OF THE DES OF THE ENTIRE TR BY INADVERTENCE WAS STATED AS BEING DIS ELY 749.72 FT FR INTER N SIDE OF MACOPIN AV & E SIDE OF VALLEY RD INSTEAD OF 739.72 FT THEREF OM
SD PATTON PL HAS BEEN LAID OUT & IMPROVED IN ACCOR WITH THE LATTER DISTANCE
THE PUR OF THIS DEED IS TO CORRECT THE ABV ERROR & TO CONVEY TO THE © STRIP LD 10 FT WIDE BY APPROX 150 FT IN LENGTH WHICH BY INADVERTENCE WAS INCL IN THE DES IN THE DEED OF DEDICATION OF PATTON PL, BUT IS NOT INCL WITHIN THE CONFINES OF PATTON PL AS NOW LAID OUT

M 40 WTTY

MAP 3 BLOCK D LOT 51

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO ..... AND ..... HEIRS.
SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

DEED ..... BLOCK ..... NO. .....

DATE OF DEED SEPT 20/27 19 LIBER ..... PA. .....

CONS. $ 1 ACK'D SEPT 20/27 19 RECORDED SEPT 26/27 19

GRANTORS

AARON W. GODFREY,
[UNMARRIED]

GRANTEES

GIUSEPPE LAMMARDO

PREMISES MONTCLAIR

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE ..... AND TO ..... HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT INTER OF ELY L OF PATTON PL WITH NLY L OF MACOPIN AVE AS SHOWN ON "MAP OF PROPERTY OF GODFREY CORPORATION, UPPER MONTCLAIR, N J" MADE MAR 20,1912 BY F.W.CRANEK C.E.

TH ALG SD NLY L OF MACOPIN AVE S 66° 53' E 56 FT

TH N 23° 7' E 150 FT TO SLY L OF LOT #19 ON SD MAP

TH ALG SD LAST MENTD L N 66° 53' W 53 FT & 32/100 FT TO PATTON PL

TH ALG PATTON PL S 41° 9' W 8.66 FT

TH STILL ALG SA S 23° 7' W 141.76 FT TO MACOPIN AVE AT PT OF B [OVER]

T 29 8-26 50M F.

TOGETHER WITH ALL THE RIGHT, TITLE AND INT OF ⊘ IN AND TO SO MUCH OF MACOPIN AVE AND PATTON PL AS ADJOINS SD PREM TO THE CENTRE L THF

BG THE 4TH TRACT AS DES IN DEED REC IN Q 71 170 ETC AND BG LOT ~~XX~~ #20 AS SHOWN ON AFMENTD MAP

SUB TO RESTRS OF REC, ~~XXXXX~~

SUB TO MTG IN SUM OF @1100 NOW COVERING SD PREM WHICH MTG THE ⊘ HERETO HEREBY ASSUMES AND AGREES TO PAY

8-12—10M—G

APPLICATION NO.
EXAMINED
RECORD OF INSTRUMENT

C 44 WTTY

3-D-51

DEED Block No.

Date of Deed JAN 4/13 191 Liber pa.

Cons. $ 1 Ack'd JAN 4/13 191 Recorded JAN 6/13 191

Grantors

TRI STATE REALTY ASSOCIATION
A CORP

Grantees

GODFREY CORPORATION
A CORP

Premises TOWN OF MONT

B AT PT IN N S OF MACOPIN AV DIST E ALG SD SIDE 789 72/100 FT FR ITS INTERSECT WITH E S OF VALLEY ROAD AS SHOWN ON "MAP OF LD BLG TO TRI STATE REALTY ASSOCIATION, SITUATED IN MONTCLAIR, N.J." MADE BY K D OWEN, 1910, SD PT BG SE COR OF THE IST TRACT DESCD IN DEED E 50 232 SD PT BG ALSO PT OF INTERSECT WITH N LINE OF MACOPIN AV WITH E LINE NASSAU ROAD AS RECENTLY LAID

TH ALG SD N LINE MACOPIN AV S 66° 53' E 56 FT

AT L MACOPIN AV N 23° 7' E 150 FT

= MACOPIN AV N 66° 53' W 56 FT TO E S OF NASSAU ROAD BG ALSO E S OF IST TRACT IN DEED ABV MENTD

ALG SD LAST MENTD LINE AT L MACOPIN AV S 23° 7' W 150 FT TO MACOPIN AV AT THE B

OVER

TOGETHER WITH ALL THE RIGHT, TITLE AND INT OF THE O
IN AND TO SO MUCH OF MACOPIN AV AS LIES IN FRONT OF SD PREM TO THE CENTRE LINE THF

BG ELY 10 FT OF LOT NO 13 AND 46 FT LYING NEXT E OF LOT NO 13 AS SHOWN ON ABV MENTD MAP

RECITES,----

MAP 3 BLOCK D LOT 101

Steel

to

Sorgals

7/14/50

See Trans

MAP 3 BLOCK D LOT 30

MAP 3 BLOCK D LOT 101

Milo B. Hopkins

Dec. 30, 1942

See Trans.

W. H. Steel

MAP 3 BLOCK D LOT 30

W 32 DTTY

578 Park St

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

MAP 3 BLOCK D LOT 101

APPLICATION NO. EXAMINED RECORD OF INSTRUMENT

HAB: UNTO ..... AND ..... HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

DEED ..... Block ..... No. .....

Date of Deed APR 30/37 19 Liber F 92 pa. 62-64

Cons. $ 1 Ack'd APR 30/37 19 Recorded MAY 4/37 19

Grantors

THE MONTCLAIR SAVINGS BANK
A CORP N J

ACK- ANGELO J SPINELLI
N P

$20 STAMPS

Grantees

JAMES HENDRICK TERRY
MONTC

Premises

MONTC

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL,. ENF.. CONVEY AND CONFIRM UNTO THE ..... AND TO ..... HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B CEN L OF PARK ST DIST S MEAS ALG SA 230.13 FT FR ITS INTER WITH CEN L OF MT HEBRON RD
TH N 77° 12' 50" W 34.03 FT TO W L PARK ST
TH CONTIN ON SA COURSE 50.38 FT
TH S 81° 5' 10" W 53.82 FT
TH S 56° 56' W 114.18 FT TO S L OF LD ORIG PURCHASED BY BROOK LANE REALTY CO
TH ALG S L OF THAT LD S 67° 24' E 183.09 FT TO CEN L OF PARK ST
TH ALG SA N 26° 56' E 137.20 FT TO B

OVER

T. 29A 12-36-10M C
F. U. T. & M. G. CO.

SUB TO RIGHTS OF PUB IN & TO SO MUCH OF PREM AS LIES WITHIN BOUNDS OF PARK ST
DES TAKEN FR SUR BY MILLER & MC GIFFERT, ENGS, DT DEC 17/29 IT BG IN DED TO CONVEY
SA PROP CONVD TO © BY JAMES A MC RELL, SHFF OF ESSEX CO BY DEED V 91 29
TOGETHER WITH RIGHT OF WAY & RIGHTS TO CERTAIN T R OF LD TO BE USED IN COMMON WITH
OTHERS, BOTH AS DES IN DEED TO STANTON M SMITH & HARRIET S HIS WF BY BROOK LANE
REALTY CO REC M 83 OF DEEDS 470 IN SO FAR AS © IS OWNER THF, SD RIGHTS HAVING
BEEN MTGD TO © BY STANTON M SMITH & WF & THEREAFTER, ON FORECLOSURE OF SD MTG,
CONVD TO © AS APPURT TO PROP HEREIN DES, BY SD DEED FR SHFF
SUB TO EFF IF ANY OF RESTRS SET FORTH IN K 54 389 REF TO IN DEED Z 54 116 DT SEPT
10/14 WHEREIN JEROME DOYLE CONVD SD PREM & OTHER LDS TO MUTUAL INVESTMENT ASSN,
WHICH RESTRS ARE AS FOLLOWS - [HEREIN SET FORTH]
AGRD THAT THERE SHALL BE NO CLAIM AGST © HEREIN BY REASON OF FACT THAT RESTRS CITED,
IF THEY AFF PROP, APPEAR TO BE VIOLATED BECAUSE HOUSE IS NOT SET BACK 30 FT.

R 37

578 Park Pl.

MAP 3 BLOCK II LOT 101 pt.

10 ft Bal new no. 30

APPLICATION NO.....

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO.....AND.....HEIRS,

SUCCRS., EXRS., ADMRS., AND ASSIGNS FOREVER.

DEED.....Block.....No.....

Date of Deed FEB 23/37 19 Liber. Y 91 p 29-31

Date of Sale FEB 9/37 19 Ack'd or Proved MAR 3/37 19

Cons. $ 100 Conf'd FEB 23/37 19 Recorded MAR 19/37 19

DECREE DEC 10/36

SOLICITOR PHILIP GOODELL

Grantor JAMES A MC RELL

Sh'ff M. C. C.

Court OF CHY

Writ of FI FA

Date of Writ DEC 18/36

Book C 20 of Executions, pa. 335

THE MONTCLAIR SAVINGS BANK, BANKG INSTI OF NJ -- COMPLT STANTON M SMITH, HARRIET S SMITH, HIS WF & MERCHANTS' TRUST COMPANY OF UNION CITY, HUDSON COUNTY, NEW JERSEY--DEFTS GRANTEE-- THE MONTCLAIR SAVINGS BANKG, BANKG INST OF NJ -MONT 50 CENTS STAMPS-ACK'D-

EDWARD FENIAS, MCC

PREMISES MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM

UNTO THE..... AND TO.....

HEIRS, SUCCRS., EXRS., ADMRS AND ASSIGNS FOREVER

B AT PT IN W S PARK ST 131.38FT N FR INTER OF S L OF LD FMLY BROOK LANE REALTY CO & BUT NOW OF ① WITH W L PARK ST

TH N 77° 12' 50" W 50.38FT

TH S 81° 5' 10" W 53.82FT

TH S 56° 56' W 114.18FT TO S L OF LD ①

TH ALG S L S 67° 24' E 150FT TO W S PARK ST

TH ALG LAST MENTD L N 26° 56' E 131.38FT TO B

TOG WITH ALL RIGHT, TITLE & INT OF ① IN & TO SO MUCH PARK ST AS LIES IN FRNT OF PREM TO CEN L THF

RECITES SA PREM CONVD TO ① BY BROOK LANE REALTY CO BY DEED EDT, P M MTG.

SUB TO RESTRS AS CONTAINED ABV ME TD DEED.

Hw3.

ESSEX COUNTY
T 39 12-36-3M C

TOG WITH RIGHTS OF ⓓ TO ENJOY AS RIGHT OF WAY CER TR DESCD IN DEED OF CONVEY & TOG WITH RIGHTS OF ⓓ IN CER OTHER TR TO BE USED S PRIVATE PARK OR COMMON AS SET FORTH IN DEED CONVEY ABV MEN TD

DUE UNTO COMPLT $15,639.24 PRIN & INT SECURED BY MTG GIVEN BY STANTON M SMITH & HARRIET S SMITH, HIS WF REC N 73, 505, BG DT NOV 4/31, TOG WITH INT FR DEC 3/36

COSTS COMPLT $308.14

Whereas I, the said as such Sheriff as aforesaid, did, in due form of law, advertise the said lot of land and premises to be sold under and by virtue of the said writ of fieri facias, at public vendue, to be held at the Court House in the City of Newark, on , the day of A. D., Nineteen Hundred and Thirty- at two o'clock in the afternoon of that day. By public advertisements signed by myself, and set up at five or more public places in the said County of Essex, one of which was in the where said Real Estate is situated, of the time and place appointed for such sale, for at least three weeks preceding the time appointed for said sale, and publishing the same in the and the two of the newspapers printed and published in the said County, where the lands above described are situated, the same being designated for the publication by the laws of this State, and circulating in the neighborhood of said Real Estate, for at least once a week during four consecutive calendar weeks, the first publication being at least twenty-one days prior, and the last publication being not more than eight days prior to the time so appointed for selling the same, one of which said newspapers to wit: is printed and published at Newark, the County Seat of said County, at which time and place I did accordingly offer and expose the said lot of land and premises for sale at public vendue under and by virtue of the said writ of fieri facias.

C 41 WTTY

MAP 3 BLOCK D LOT 101

APPLICATION NO.....

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO.....AND.....HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

DEED.....BLOCK.....No.....

DATE OF DEED NOV 4/31 19..... LIBER.....PA.....

CONS. $ 1 ACK'D NOV 4/31 19..... RECORDED NOV 9/31 19.....

GRANTORS

BROOK LANE REALTY COMPANY
CORP OF N.J.

GRANTEES

STANTON M. SMITH
HARRIET S. SMITH, HIS WF

PREMISES MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE.....AND TO .....HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT PT IN WLY S OF PARK ST, 131.38 FT NLY FROM INTER OF SLY L OF LD OF SD BROOK LANE REALTY CO WITH WLY L OF PARK ST
TH NO 77° 12′ 50″ W 50.38 FT
TH S 81° 5′ 10″ W 53.82 FT
TH SO 56° 56′ W 114.18 FT TO SLY L OF LD OF SD BROOK LANE REALTY CO
TH ALG SD SLY L SO 67° 24′ E 150 FT TO WLY S OF PARK ST
TH ALG SD LAST MENTD L N 26° 56′ E 131.38FT TO PT OF B.
RECITAL PART SA PREM CONV C 71 P 7.
WHEREAS ⊕ PURCHASED AFORESD TR WITH INTENTIO OF LIMITING CONSTRUCTION THEREON TO 6 SINGLE

[OVER]

FIDELITY UNION TITLE AND MORTGAGE GUARANTY COMPANY.

T. 29 4-31 65M P.

FAMILY RESIDENCES, WITH INTENTION OF DEDICATING BAL OF TR FOR USE IN COMMON OF OWNERS OF 6 RESIDENCES AND FOR ROAD AK FOR ACESS THERETO, THE ① HEREBY GRANTS TO ② A RIGHT OF WAY FOR USE AS A PRIVATE ST IN COMMON WITH OWNERS OF OTHER 5 LOTS, OVER FOLLOWING DES TR.
B AT PT ON WLY L OF PARK ST, 131.38 FT NLY FROM INTER OF SLY L OF LD OF BROOK LANE REALTY CO WITH WLY L OF PARK ST
TH NO 77° 12′ 50″ W 50.38 FT
TH SO 81° 5′ 10″ W 53.82 FT TH S 56° 56′ W 114.18 FT. TH S 26° 56′ W 22 FT
TH N 67° 24′ W 100 FT TH N 26° 56′ E 44 FT TH N 75° 20′ 30″ E 333.32 FT TO MONUMENT STONE ON WLY S OF PARK ST
TH ALG PARK ST SO 26° 56′ W TO PT OF B.
① AGREES WITH ② THEIR SUCCORS IN TITLE, TO RESTRICT FOLLOWING DES PROP TO USE AS PRIVATE PARK OR COMMON, FOR USE OF OWNERS OF SD 6 LOTS, AND GRANTS AND CONVEYS TO ② THE RIGHT TO ENJOY SA IN COMMON WITH OWNERS OF OTHER 5 LOTS.
B AT MONUMENT STONE ON W S OF PARK ST, AT NLY S OF PIECE HEREINBEFORE CONV FOR PRIVATE ROAD
RUN TH SO 75° 20′ 30″ W 37.16 FT
TH NO 14° 39′ 30″ W 127 FT. TH SO 75° 20′ 30″ W 225 FT TO LD CONV TO FRANKLIN S. SMITH & WF BY BROOK LANE REALTY CO BY DEED DT FEB 1/26 RECD IN A 74 P 7.
TH N 67° 24′ W 65.99 FT TO PT IN BROOK. TH N 26° 27′ E 71.73 FT. TH N 63° 56′ E ALG BROOK 157.1 FT. TH N 15° 47′ E 92.6 FT TO CENTRE L OF MT HEBRON RD
TH ALG MT HEBRON RD IN ELY DIR ITS VARIOUS COURSES TO PT THEREIN OPPOSITE THE W S OF PARK ST
TH S 26° 56′ W ALG WLY S OF WLY S OF PARK ST TO PT OF B.
RECITAL ---

#68 LG

ESSEX COUNTY REGISTER'S OFFICE

3-D-102 580 Park St 11,300
3-D-103 Park St 1800

MAP 3 BLOCK D LOT 102 + 103

B. & S. **DEED**

By JOSEPH PITHA, MARTHA H. HIS WF

LYNDHURST, N J

To MARTHA H. PITHA

MTCLR

Block **Lot**

Dated 12-4-50 **Ack** 12-4-50

Rec. 12-4-50 **Book** 2898-499

Returned to: Harry Phillipson
790 Broad St Nwk

Stamps - **Cons.** $1.

Liens -

ASSESSOR'S OFFICE RECEIVED DEC 18 1950 REGISTER

3-D-102

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

FIRST TRACT: B at S cor of land now or formerly of Ethel H. Von Schmid, approx 150 ft W of W li of Park St, wh pt is also a corner in land n/f of Margaret G. Hulst;

Th alg the E li of sd land of Ethel H. Von Schmid and alg li of land of Hulst, N 26 deg 56 min E 108 ft to S li of a private st hrnf ref to;

Th alg sd S li of sd private St N 67 deg 24 min W 100 ft to a change in course of sd st to land n/f of Adrien T. Von Schmid, kn as Lot 3 on map hrnf ref to;

Th alg land of sd Adrien T. von Schmid S 26 deg 56 min W 108 ft to S li of land of sd Ethel H. von Schmid;

Th alg the last men li S 67 deg 24 min E 100 ft to pt and pl of B.

Bg lot 2 as shown on map "Holmes and von Schmid, Architects, Park St. & Mt Hebron Road, Mtclr N. J." by Miller & McGiffert, Jan. 27, 1925.

3-71-103

SECOND TRACT: B at a pt in S boundary of land con to Brook Lane Realty Co. By George Trautwein, unmarried by deed C.71-7 at SW cor of First Tract;
Th alg the S li of land so con to Brook Lane Realty Co. N 67 deg 24 min W 142 ft to a pt in Wigwam Brook;
Th alg the Brook N 74 deg 52 min E 23.38 ft.
Th N 17 deg 41 min E 137.76 ft to SW cor of land of Wilhelm K. Wenner and wf;
Th alg the li of that land S 67 deg 24 min E 146.80 ft to a private road hrnf ref to;
Th alg the sa and W si of First Tract S 26 deg 56 min W 152 ft to pt and pl of B.
Bg Lot #3 as shown on map "Holmes and von Schmid, Architects, Park St. & Mt Hebron Road, Mtclr, N.J." by Miller & McGiffert, Jan. 27, 1925.

Together with an undivided 1/3 interest in a private right of way.

RECITES: SA: N.113-466 P.112-373

#39 AON

B & S .....**DEED**

ESSEX COUNTY REGISTER'S OFFICE

580 Park St
11300
1800
13,100

MAP 3 BLOCK II LOT 102 103

By ADRIEN T VON SCHMID & ETHEL H WIFE
MONTCL

To
JOSEPH PITHA & MARTHA WIFE
LYNDHURST BERGEN CO

Block ..... **Lot** .....

Dated 9-19-49 **Ack** 9-23-49

Rec. 9-23-49 **Book** N-113 466

Returned to: Harry Phillipson
790 Broad St Nwk

Stamps $35.75 **Cons.** $1.

Liens None

ASSESSOR'S OFFICE RECEIVED OCT 1949

.....**ALL** .....**INTEREST IN** ..... MONTCLAIR .....**LANDS DESCRIBED AS FOLLOWS:**

FIRST TRACT: B at the S cor of land of sd Ethel H Von Schmid approx 150 ft W of the W l of Park St which pt is also a cor of land n/f of Margaret G Hulst

TH alg the E l of sd land of Ethel H Von Schmid and alg l of land of Hulst N 26° 56' E 108 ft to the S l of a private Street hereinafter referred to

TH alg sd S l of sd private Street N 67° 24' W 100 ft to a change in the course of said street to land of Adrien T Von Schmid known as lot #3 on map hereinafter referred to

TH alg land of sd Adrien T Von Schmid S 26° 56' W 108 ft to the S l of land of sd Ethel H Von Schmid

TH alg the last ment l S 67° 24' E 100 ft to the pl of B

Being lot #2 as shown on map entitled Holmes and Von Schmid made by Miller & McGiffert dated Jan 27 1925

RECITE SA U-77 396

SECOND TRACT: B at a pt in the S boundary of the land conveyed to Brook Lane Realty Co by George Trautwein unmarried by deed C-71 7 at the S W cor of the First Tract

TH alg the S l of land so conveyed to Brook Lane Realty Co N 67° 24' W 142 ft to a pt in Wigwam Brook

TH alg the Brook N 74° 52' E 23.38 ft

TH N 17° 41' E 137.76 ft to the S W cor of land of Wilhelm K Wenner and wf

TH alg the l of that land S 67° 24' E 146.80 ft to a private road hereinafter referred to

TH alg the same and the W sd of First Tract S 26° 56' W 152 ft to the pl of B

Being lot #3 as shown on Map entitled Holmes and von Schmid made by Miller & McGiffert dated Jan 27 1925

RECITE S A D-106 1

Together with an undivided 1/2 interest in a private r/w described in agreement hereinafter referred to and together with an undivided 1/3 interest in the tract lying to the N of the property herein decribed

Said Agreement recorded P-112 373

Z 49 WTTY

MAP 3 BLOCK D LOT 102

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO.....AND.....HEIRS,

SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

DEED.....BLOCK.....NO.....

DATE OF DEED.....19..... LIBER.....PA.....

CONS. $.....1.....ACK'D DEC 23/27 DEC 23/27 19..... RECORDED FEB 2 9/28 19.....

GRANTORS

BROOK LANE REALTY COMPANY
A CORP N J

GRANTEES

ETHEL H, VON SCHMID

PREMISES

MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE.....AND TO .....HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT S COR LD OF © APPROXIMATELY 150 FT W OF W L PARK ST WHICH PT IS ALSO COR IN LD NOW OR FMLY MARGARET G, HULST

TH ALG E L SD LD OF © & ALG L LD HULST N 26° 56' E 108 FT TO S L PRIVATE ST HEREINAFTER MORE PARTICULARLY DSCRD

TH ALG SD S L SD PRIVATE ST N 67° 24' W 100 FT TO A CHANGE IN COURSE OF SD ST

TH THRU SD LD OF © S 26° 56' W 108 FT TO S L SD LD OF ©

TH ALG LAST MENTD L S 67° 24' E 100 FT TO B

THIS DES IS TAKEN FR SUR & MAP MADE BY MILLER AND MC GIFFERT, SUR'S DT JAN 27/25 [OVER]

T. 29 5-27 50M. F.

RECITES P.O. SA C-71 7

RESERVING TO © AN EASEMENT & PRIV TO ENTER ON SD PREM FR TIME TO TIME TO MAINTAIN REPAIR OR RENEW WATER & GAS LINES NOW LOC AT OR NEAR S END OF PROP

RESERVING FURTHER TO © RIGHT TO ENTER UPON PROP ALG W S SA ADJACENT TO OR NEAR BROOK OR ALG S S OF LOT TO LAY MAINTAIN & REPAIR OR RENEW SANITARY SEWER L SUCH AS MAY BE NECESSARY IN FUTURE TO SERVE NOT MORE THAN 2 HOUSES TO BE ERECTED ALG S S OF WHOLE TRACT

WHEREAS © PURCHASED AFSD TRACT WITH INTENTION OF LIMITING CONSTRUCTION THEREON TO SIX SINGLE FAMILY RESIDENCES, & WITH INTENTION OF DEDICATING BAL OF TRACT FOR USE IN COMMON OF OWNERS OF 6 RESIDENCES & FOR RD FOR ACCESS THERETO © HEREBY GRANTS TO © RIGHT OF WAY FOR USE AS A PRIV ST IN COMMON W ITH OWNERS OF OTHER 5 LOTS OVER FOLLOWING DSCRD TR

B AT PT ON W L PARK ST 131.38 FT N FR INTER OF S L LD OF BROOK LANE REALTY COMPANY WITH W L PARK ST

TH N 77° 12' 50" W 50 FT & 38/100 FT

TH S 81° 5' 10" W 53.82 FT

TH S 56° 56' W 114.18 FT

TH S 26° 56' W 22 FT

TH N 67° 24' W 100 FT

TH N 26° 56' E 44 FT

TH N 75° 20' 30" E 333.32 FT TO MONU STONE ON W S PARK ST

TH ALG PARK ST S 26° 56' W TO B

© FURTHER AGREES WITH © THEIR SUCCESSORS IN TITLE TO RESTRICT THE FOLLOWING DSCRD PROP TO USE AS PRIVATE PARK OR COMMON FOR USE OF OWNERS OF SD 6 LOTS & GRANTS & CONV'S

TO ⊕ RIGHT TO ENJOY SA IN COMMON WITH OWNERS OF OTHER 5 LOTS

B AT A MONU STONE ON W S PARK ST AT N S PIECE HEREINBBFORE CONV FOR PRIVATE RD RUN

TH S 75° 20' 30" W 37.16 FT

TH N 14° 39' 30" W 127 FT

TH S 75° 20' 30" W 225FT TO LD BY THIS DEED CONV TO ⊕

TH N 67° 24' W 65.99 FT TO PT IN BROOK

TH N 26° 27' E 71.73 FT

TH N 63° 56' E ALG BROOK 157.1 FT

TH N 15° 47' E 92 FT 6/10 FT TO CEN L MT HEBRON RD

TH ALG MT HEBRON RD IN E DIR ITS VARIOUS COURSES TO PT THEREIN OPPOSITE W S PARK ST

TH S 26° 56' W ALG W S PARK ST TO B

LOT 107

T. 38 12-27 10M F.

Z 34 WTTY

T. 29 5-24 50M

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

MAP 3 BLOCK D LOT 102

DEED Block No.

Date of Deed AUG 4/24 19 Liber pa.

Cons. $ 1 Ack'd AUG 4/24 19 Recorded AUG 16/24 19

Grantors

GEORGE TRAUTWEIN, UNMARRIED

X

$10. STAMPS

Grantees

BROOKLANE REALTY COMPANY
A CORP OF N J

Premises TOWN OF MONT

B AT PT WHERE CENTRE L OF PARK ST INTER CENTRE L OF MT HEBRON RD RUN
TH ALG CENTRE L OF MT HEBRON RD FOLLOWING 3 COURSES & DIST
TH N 41° 6' W 86 FT & 30/100 FT
TH N 52° 6' W 191.42 FT
TH N 79° W 36.55 FT TO L OF LD FMLY OF ONE EUNICE FORCE
TH ALG THAT L S 15° 47' W 92. 60 FT TO MIDDLE L OF BROOK KN AS WIGWAM BROOK
TH ALG MIDDLE L OF SD BROOK FOLLOWING 5 COURSES & DIST S 63° 56' W 157.1 FT
TH S 26° 27' W 131 FT
TH S 70° 39' W 79.75 FT
TH S 20° 41' W 169.60 FT
TH S 75° 47' W 16 FT TO N L OF LD CONVD TO TRI-STATE REALTY ASSN, BG PT 150 FT DIST MEASURED N FR N L OF MACOPIN AV AT L THERETO

[OVER]

TH ALG L = ~~XXXX~~ TO N S OF MACOPIN AV 150 FT DIST THEREFR BG N L OF LD CONVD TO SD TRI-STATE REALTY ASSN, S 66° 53' E 248 FT TO PT DIST MEASURED ALG SD L OF LD OF TRI-STATE REALTY ASSN 150 FT FR W S OF PARK ST AFSD
TH = TO CENTRE L OF PARK ST N 26° 56' E 130 FT
TH S 66° 53' E = TO N S OF MACOPIN AV 183 FT TO CENTRE L OF PARK ST N 26° 56' E 367.33 FT TO CENTRE L OF MT HEBRON RD & B

ALL FOREGOING DIST BG ± SUB TO RIGHTS OF PUBLIC IN & TO SO MUCH OF ABOVE DSCRD PREM AS LIES WNTHIN LIMITS OF ANY PUBLIC ST

RECITES SA L-60 541 SUB TO RESTR S & LIMITATIONS MENTD I N SD DEED ESPECIALLY LIMITATIONS AS TO COVENANT OF WTTY IN REGARD TO RD TRACT

ALSO SUB TO P M MTG TO SECURE $7500 MADE BY SD ② HERETO TO ① HERETO BEARING EDU

MAP 3 BLOCK D LOT 102

July 16, 1918

See Trans.

MAP 18 BLOCK B LOT 23

3 D 102

Nov 27, 1912

Lee Trans

3 C 84

MAP 3 BLOCK D LOT 103

Jos. Pitha

to

Martha Pitha

12/4/50

See Trans

MAP 3 BLOCK D LOT 102

MAP 3 BLOCK D LOT 103

9/19/49

A.T. Von Schmid + Wf.

to

J. Pitha + Wf.

See Transfer

MAP 3 BLOCK D LOT 102

#38 AON

ESSEX COUNTY REGISTER'S OFFICE

103
105
106
107

MAP 3 BLOCK D LOT 107

B & S **DEED**

By

BROOK LANE REALTY COMPANY
A CORP OF N J

To

ADRIEN T VON SCHMID
NO ADDRESS GIVEN

Block ..... **Lot** .....

Dated 6-26-45 **Ack.** 6-26-45

Rec. 9-18-45 **Book** D-106 1

Returned to: Philip Goodell
484 Bloomfield Ave Montcl

Stamps $6.60 **Cons.** $1.

Liens None

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B at a pt where the centre l of Park St inter the centre l of Mt Hebron Road
TH alg the centre l of Mt Hebron Road the following 3 courses and distances N 41° 6' W 86.30 ft N 52° 6' W 191.42 ft N 79° W 36.55 ft to the l of land for of one Eunice Force
TH alg that l S 15° 47' W 92.60 ft to the middle l of a brook known as Wigwam Brook
TH alg the middle l of sd brook the following five courses and distances S 63° 56' W 157.1 ft
TH S 26° 27' W 131 ft
TH S 70° 39' W 79.75 ft
TH S 20° 41' W 169.60 ft
TH S 75° 47' W 16 ft to the N l of land conveyed to the Tri-State Realty Assoc being a point 150 ft dist meas N from the N l of Macopin Ave at r/a thereto
TH alg a l par to the N sd of Macopin Ave and 150 ft dist therefrom being the N l of land conveyed to the sd Tri-State Realty Association S 66° 53' E 248 ft to a pt dist meas alg the sd l ofland of the Tri-State Realty Assn

ASSESSOR'S OFFICE RECEIVED DEC 28 1945 Per

150 ft from the W sd of Park St aforesd
TH par to the centre l of Park St N 26° 56' E 130 ft
TH S 66° 53' E par to the N sd of Macopin Ave 183 ft to the centre l of Park St aforesd
TH alg the sd center l of Park St N 26° 56' E 367.33 ft to the centre l of Mt Hebron Road and pl of B
RECITE S A C-71 7
EXCEPTING from the above described premises so much thereof as was conveyed by the Brook Lane Realty Company to Franklin Stoddart Smith & Virginia Ellingwood Smith his wife by deed dated Feb 1st 1926 recorded A-74 7 U-77 396 M-83 47

103—DEED - BARGAIN AND SALE (COVENANT AGAINST GRANTOR) IND. TO IND. OR CORP. COV COPYRIGHT© 1965 BY ALL-STATE OFFICE SUPPLY CO. 49 EDISON PLACE, NEWARK, N. J. 07102

16198

This Indenture,

Made the 9th *day of* September, *19* 68 ,

Between

WILHELM K. WENNER, also known as William Wenner, and GISELA S. WENNER, also known as Gisela Wenner, his wife

RECEIVED & RECORDED REGISTER'S OFFICE ESSEX COUNTY, N.J. SEP 10 12 47 PM '68 REGISTER

residing at 584 Park Street, *in the* Town *of* Montclair, *in the County of* Essex *and State of* New Jersey , *herein designated as the Grantors,*

And

PETER ROBERTS and JO ROBERTS, his wife,

who are about to reside at 584 Park Street, *in the* Town *of* Montclair, *in the County of* Essex *and State of* New Jersey, *herein designated as the Grantees;*

COUNTY OF ESSEX CONSIDERATION $501 REALTY TRANSFER FEE $ DATE BY

Amount of Doc. Rev. Stamps

Witnesseth, *that the Grantors, for and in consideration of*

FIFTY-ONE THOUSAND, FIVE HUNDRED ONE AND 00/100 ($51,501.00) DOLLARS,

lawful money of the United States of America, to the Grantors 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 Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and convey unto the Grantees forever,

All those tracts or parcels *of land and premises, situate, lying and being in the* Town *of* Montclair, *in the County of* Essex *and State of New Jersey, more particularly described as follows:*

BEGINNING at a point in the northerly side of a private street, hereinafter more particularly described, at a point therein 262.16 feet measured along the same on a course of South 75 degrees, 20 minutes, 30 seconds West from a monument stone on the westerly side of Park Street, and running thence (1) Further along said private street South 75 degrees, 20 minutes, 30 seconds West 71.16 feet; thence (2) North 67 degrees, 24 minutes West 146.8 feet to a point in the brook; thence (3) Along the brook North 17 degrees, 41 minutes East 31.84 feet; thence (4) North 70 degrees, 39 minutes East 79.75 feet; thence (5) North 26 degrees, 27 minutes East 59.27 feet; thence (6) South 67 degrees, 24 minutes East 65.99 feet; and thence (7) South 14 degrees, 39 minutes, 30 seconds East 127 feet to the point or place of Beginning.

BEING commonly known as 584 Park Street.

TOGETHER with all of the right, title and interest of the Grantors in and to the following described property:

FIRST TRACT: BEGINNING at a point on the westerly line of Park Street 131.38 feet northerly from the intersection of the southerly line of land now or formerly of the Brook Lane Realty Company with the westerly line of Park Street, and running thence (1) North 77 degrees, 12 minutes, 50 seconds West 50.38 feet; thence (2) South 81 degrees, 5 minutes, 10 seconds West 53.82 feet; thence (3) South 56 degrees, 56 minutes West 114.18 feet; thence (4) South 26 degrees, 56 minutes West 22 feet; thence (5) North 67 degrees, 24 minutes West 100 feet; thence (6) North 26 degrees, 56 minutes East 44 feet; thence (7) North 75 degrees, 20 minutes, 30 seconds East 333.32 feet to a monument stone on the westerly side of Park Street; thence (8) Along Park Street South 26 degrees, 56 minutes West to the point or place of Beginning.

SECOND TRACT: BEGINNING at a monument stone on the west side of Park Street, at the northerly side of a piece heretofore conveyed for a private road, and running thence (1) South 75 degrees, 20 minutes, 30 seconds West 37.16 feet; thence (2) North 14 degrees, 39 minutes, 30 seconds West 127 feet; thence (3) South 75 degrees, 20 minutes, 30 seconds West 225 feet to the land conveyed to Wilhelm K. Wenner and Gisela S. Wenner, his wife, by Deed from Augusta Batchelder Busfield and Husband dated September 13, 1943 and recorded in the Register's Office of Essex County on September 14, 1943 in Book K-102 of Deeds, page 70; thence (4) North 67 degrees, 24 minutes West 65.99 feet to a point in the brook; thence (5) North 26 degrees, 27 minutes East 71.73 feet; thence (6) North 63 degrees, 56 minutes East along the brook 157.1 feet; thence (7) North 15 degrees, 47 minutes East 92.6 feet to the center line of Mount Hebron Road; thence (8) Along Mount Hebron Road in an easterly direction its various courses to a point therein opposite the west side of Park Street; and thence (9) South 26 degrees, 56 minutes West along the westerly side of Park Street to the point or place of Beginning.

THIRD TRACT: BEGINNING at a point in the northerly line of a private right of way formerly owned by Adrien T. von Schmid and others, at a point therein distant 37.16 feet westerly from the northwesterly line of Park Street, which private right of way is shown on a plan made by Holmes and von Schmid, Architects, and known as the "Development known as 580 Park Street for the Brooklane Realty Company, Upper Montclair, New Jersey", and running thence (1) Along said northerly line of said private right of way South 75 degrees, 20 minutes, 30 seconds West 125 feet to the most easterly corner of lands heretofore conveyed by Fleetwing Estates, Inc. to Richard W. Zamore and wife; thence (2) Along that line North 14 degrees, 39 minutes, 30 seconds West 127 feet to lands held in common with others; thence (3) Along the same North 75 degrees, 20 minutes, 30 seconds East 125 feet; thence (4) Still along the same South 14 degrees, 39 minutes, 30 seconds East 127 feet to the private right of way and point and place of Beginning.

BEING Lot Number Six (6) on said "Development known as 580 Park Street for the Brooklane Realty Company, Upper Montclair, New Jersey", and part of Lot Number Six (6) as shown on map entitled "Holmes and von Schmid, Architects, Park Street and Mount Hebron Road, Montclair, N. J.", made by Miller & McGiffert, dated January 27, 1925.

The above described property (with the exception of the Third Tract) being the same premises conveyed to Wilhelm K. Wenner and Gisela S. Wenner, his wife, by Augusta Batchelder Busfield and Henry H. Busfield, her husband, by Deed dated September 13, 1943 and recorded in the Essex County Register's Office on September 14, 1943 in Book K-102 of Deeds, page 70. The above mentioned Third Tract being the same premises described in a Deed made by Fleetwing Estates, Inc., a corporation of New Jersey, to William Wenner and Gisela Wenner, his wife, et al, dated April 15, 1955 and recorded in the Essex County Register's Office on April 15, 1955 in Book 3308 of Deeds, page 582.

SUBJECT to the rights of others in and to the private roadway described in the First Tract herein, and in and to the Commons described in the Second Tract herein and in and to the Third Tract above described.

SUBJECT to the rights of owners adjoining thereon in the brook crossing lands herein described.

SUBJECT to restrictions and easements of record, and such state of facts as an accurate survey would reveal.

Part
580 Park St.

(2)

LSI3

ESSEX COUNTY REGISTER'S OFFICE

MAP 3 BLOCK D LOT 104

584 Park

WTTY **DEED**

By
AUGUSTA BATCHELDER BUSFIELD
HENRY H, HER HUS
MONT

To
WILHELM K.WENNER
GISELA S, HIS WF
MONT

Block Lot

Dated 9/I3/43 Ack. 9/I3/43

Rec. 9/I4/43 Book K I02 70

Returned to: NATHAN A WHITFIELD
493 BLOO AV, MONT

Stamps $6.05 Cons.$I

Liens $I0,000 Z 56 I39 REDUCED TO $7780

~~ALL~~ INTEREST IN ~~MONT~~ LANDS DESCRIBED AS FOLLOWS:

B at pt in n s of a private st hereinafter more particularly descd, at pt 262.I6 ft meas alg sa on course s 75°20'30Qw fr a mon stone on w s of Park St
TH further alg sd private St s 75°20'30"w 7I.I6 ft
TH n 67°24'w I46.8 ft to a pt in the brook
TH alg brook n I7°4I'e 3I.84 ft
TH n 70°39'e 79.75 ft
TH n 26°27'e 59.27 ft
Th s 67°24'e 65.99 ft
TH s I4°39'30"e I27 ft to B
RECITES SA P 95 226
KN AS 584 PARK ST

W.H.J.

R 1 WTTY

LOCATED
DOCKETED
REGISTERED
INDEXED
VERIFIED
CHANGED IN REG.

584 Park

MAP 3 BLOCK D LOT 104

APPLICATION NO. _____ EXAMINED RECORD OF INSTRUMENT

HAB: UNTO _____ AND _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER

DEED _____ Block _____ No. _____

Date of Deed AUG 1/39 19____ Liber P 95 pg. 226-228

Cons. $ 1 Ack'd AUG 1/39 19____ Recorded AUG 7/39 19____

Grantors

FRANKLIN STODDART SMITH &
VIRGINIA ELLINGWOOD SMITH, HIS
MONT

$2 STAMPS
ACK'D- NATHAN A WHITFIELD, MCC

Grantees

AUGUSTA BATCHELDER BUSFIELD
MONT

Premises MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE _____ AND TO _____ HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

NF
B AT PT IN N S PRIVATE ST DESCD AT PT 262.16FT
MEAS ALG SA ON COURSE S 75° 20' 30" W FR MONU
STONE ON W S OF PARK ST
TH FURTHER ALG PRIVATE ST S 75° 20' 30" W 71.16FT
TH N 67° 24' W 146.8FT TO PT IN BROOK
TH ALG BROOK N 17° 41' E 31.84FT
TH N 70° 39' E 79.75FT
TH N 26° 27' E 59.27FT
TH S 67° 24' E 65.99FT
TH S 14° 39' 30" E 127FT TO B
RECITES SA A 74, 7

104

[OVER]

T532-7-39-10M SSP
N. J. R. T. I. CO.

KN AS 584 PARK ST

WHEREAS ① PURCHASED AFSD TR WITH INTENTION OF LIMITING CONSTR THEREON TO 6 SINGLE-FAMILY RES & WITH INTENTION OF DEDICATING BAL OF TR FOR USE IN COMMON OF OWNERS OF SIX RESIDENCES& FOR RD FOR ACCESS THERETO, THE ① HEREBY GRANTS TO ② RIGHT OF WAY FOR USE AS PRIVATE ST IN COMMON WITH OWNERS OF OTHER 5 LOTS, OVER FOL DESCD TR -

B AT PT ON W L OF PARK ST 131.38FT N FR INTER OF S L OF LD OF BROOK LANE REALTY COMPANY WITH W L OF PARK ST

TH N 77° 12′ 50" W 50.38FT

TH S 81° 5′ 10" W 53.82FT

TH S 56° 56′ W 114.18FT

TH S 26° 56′ W 22FT

TH N 67° 24′ W 100FT

TH N 26° 56′ E 44FT

TH N 75° 20′ 30" E 333.32FT TO MONU STONE ON W S OF PARK ST

TH ALG PARK ST S 26° 56′ W TO B.

Private St.

[OVER]

AND ① FURTHER AGREES WITH ② THEIR SUC IN TITLE TO RESTRICT FOL DESCD PROP TO USE AS PRIVATE PARK OR COMMON FOR USE OF OWNERS OF 6 LOTS & GRANTS & CONVEYS TO ② RIGHT TO ENJOY SA X IN COMMON WITH OWNERS OF OTHER 5 LOTS -

B AT MONU STONE ON W S OF PARK ST AT N S OF PIECE HEREINBEFORE CONVD FOR PRIVATE RD

TH S 75° 20′ 30" W 37.16FT

TH N 14° 39′ 30" W 127FT

TH S 75° 20′ 30" W 225FT TO LD BY THIS DEED CONVD TO ②

TH N 67° 24′ W 65.99FT TO PT IN BROOK

TH N 26° 27′ E 71.73FT

TH N 63° 56′ E ALG BROOK 157.1FT

TH N 15° 47′ E 92.6FT TO CEN L MT HEBRON RD

TH ALG MT HEBRON RD IN E DIR ITS VARIOUS COURSES TO PT OPPOSITE W S OF PARK ST

TH S 26° 56′ W ALG W S PARK ST TO B

CONTAINED IN A 74, 7 HEREINBEFORE REF TO.

SUB TO MTG MADE BY ① TO MONTCLAIR SAVGS BANK DT FEB 1/26 & REC Z 56, 139

ORIGINSUM $10,000 WH MTG HAS BEEN REDUCED TO $8700 AND WH MTG ② ASSUMES.

107

T-541

B 76 WITY

MAP 3 BLOCK D LOT 104

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO ..... AND ..... HEIRS.

SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

T. 28 1-26 50M

DEED ..... BLOCK ..... NO. .....

DATE OF DEED FEB 1/26 19 ..... LIBER ..... PA. .....

CONS. $ 1 ..... ACK'D FEB 1/26 19 ..... RECORDED FEB 3/26 19 .....

GRANTORS

BROOK LANE REALTY COMPANY
CORP OF N J

$24.50 STAMPS

GRANTEES

FRANKLIN STODDARD SMITH
VIRGINIA ELLINGWOOD SMITH
HIS WF

PREMISES TOWN OF MONT.

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE ..... AND TO ..... HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT A PT IN N S OF A PRIVATE ST AT A PT 262.16 FT MEAS ALG SA ON A COURSE OF S 75° 20' 30" W FR A MON STONE ON W S OF PARK ST
TH FURTHER ALG SD PRIVATE ST S 75° 20' 30" W 71.16 FT
TH N 67° 24' W 146.8 FT TO A PT IN BROOK
TH ALG BROOK N 17° 41' E 31.84 FT
TH N 70° 39' E 79.75 FT
TH N 26° 27' E 59.27 FT
TH S 67° 24' E 65.99 FT
TH S 14° 39' 30" E 127 FT TO PT OR PL OF B
RECITES BQ.C 71 7

OVER

SUB TO RESTR THAT SD PRP SHALL BE USED FOR NO OTHER PURPOSE THAN FOR PRIVATE RESIDENCES WITH PRIVATE STABLE CONNECTED THEREWITH, SUCH RESIDENCE TO COST NOT LESS THAN $5000 THIS RESTR TO REMAIN IN FORCE UNTIL APR 5 1927.

RESERVING TO ① AS EASEMENT AND PRIVI TO ENTER ON SD PREM FR TIME TO TIME TO MAINTAIN, REPAIR, OR RENEW WATER AND GAS LINES NOW LOCATED AT OR NEAR S END OF PROP.

RESERVING FURTHER TO ① RIGHT TO ENTER UPON PROP ALG W S OF SA. ADJACENT TO OR NEAR BROOK, O ALG S S OF LOT, TO LAY, MAINTAIN AND REPAIR OR RENEW SANITARY SEWER L SUCH AS MAY BE NECESSARY IN FUTURE TO SERVE NOT MORE THAN 2 HOUSES TO BE ERECTED ALG S S OF WHOLE TRACT.

WHEREAS ① PURCHASED AFSD TRACT WITH INTENTION OF LIMITING CONSTRUCTION THEREON TO 6 SINGLE FAMILY RESIDENCES, AND WITH INTENTION OF DEDICATING BAL OF TR FOR USE IN COMMON OF OWNERS OF 6 RESIDENCES AD FOR A RD FOR ACCESS THERETO, THE ① HEREBY GRANTS TO ② A RIGHT OF WAY FOR USE AS A PRIVATE STREET IN COMMON WITH OWNERS OF OTHER 5 LOTS, OVER THE FOLLOWING DESCD TRACT,-

B AT A PT ON W L OF PARK ST 131.38 FT N FR INTER OF S L OF LD OF BROOK LANE REALTY CO WITH W L OF SAID PARK ST
TH N 77° 12' 50" W 50.38 FT.
TH S 81° 5' 10" W 53.82 FT
TH S 56° 56' W 114.18 FT
TH S 26° 56' W 22 FT
TH N 67° 24' W 100 FT
TH N 26° 56' E 44 FT
TH N 75° 20' 30" E 333.32 FT TO A MON STONE ON W S OF PARK ST
TH ALG PARK ST S 26° 56' W TO PT OR PL OF B

OVER

AND ① FURTHER AGREES WITH ② THEIR SUCCESSORS IN TITLE, TO RESTRICT FOLLOWING DESCD PROP TO USE AS A PRIVATE PARK OR COMMON, FOR USE OF OWNERS OF SD 6 LOTS, AND GRANTS AND CONVEYS TO ② RIGHT TO ENJOY SA IN COMMON WITH OWNERS OF OTHER FIVE LOTS.

B AT A MON STONE ON W S OF PARK ST AT N S OF A PIECE HEREINBEFORE COVD FOR A PRIVATE RD
TH S 75° 20' 30" W 37.16 FT
TH N 14° 39' 30" W 127 FT
TH S 75° 20' 30" W 225 FT TO LD BY THIS DEED COVD TO ②
TH N 67° 24' W 65.99 FT TO A PT IN BROOK
TH N 26° 27' E 71.73 FT
TH N 63° 56' E ALG BROOK 157.1 FT
TH N 15° 47' E 92.6 FT TO CENTRE L OF MT HEBRON RD
TH ALG MT HEBRON RD E ITS VARIOUS COURSES TO A PT THEREIN OPPOSITE W S OF PARK ST
TH S 26° 56' W ALG W S OF PARK ST TO PT OR PL OF B

ASSESSOR'S OFFICE
RECEIVED
FEB 17 1958

N. J. WARRANTY DEED—FORM NO. 151
INDIV. TO INDIV. OR CORP
THE CHISHOLM PRINTING COMPANY, 409 PEARL ST., N. Y. 5681

BOOK 3542 PAGE 158

This Indenture,

Made the 31st *day of* December *, in the year of our Lord One Thousand Nine Hundred and* Fifty-seven,

Between GLENN W. BAILEY and CORNELIA T. BAILEY, his wife,

RECEIVED
RECORDED
Jun 20 10 36 AM '58

of the Town *of* Montclair, *in the County of* Essex, *and State of* New Jersey, *party of the first part:*

And HOWARD F. MAHON and FRANCES B. MAHON, his wife,

of the Town of Montclair, County of Essex and State of New Jersey

party 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, *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** those certain *tract s or parcels of land and premises, hereinafter particularly described, situate, lying and being in the* Town *of* Montclair, *in the County of* Essex, *and State of* New Jersey:

Tract One:- BEGINNING at a point in the northerly line of a private right of way owned by Adrien T. von Schmid and others, at a point therein distant 162.16 feet westerly from the northwesterly line of Park Street, which private right of way is shown on a plan made by Holmes & von Schmid, architects, and known as the "Development known as 580 Park Street for the Brooklane Realty Company, Upper Montclair, New Jersey"; thence (1) running along said northerly line of said private right of way south 75 degrees 20 minutes 30 seconds west 100 feet to lands of William Wenner and wife; thence (2) along the same north 14 degrees 39 minutes 30 seconds west 127 feet to lands of Adrien T. von Schmid and others; thence (3) along the same north 75 degrees 20 minutes 30 seconds east 100 feet to Lot #6 on said Plan; thence (4) along same south 14 degrees 39 minutes 30 seconds east 127 feet to the point and place of BEGINNING.

BEING Lot #5 on said "Development known as 580 Park Street for the Brooklane Realty Company, Upper Montclair, New Jersey".

SAID DESCRIPTION being in accordance with a survey made by Miller & McGiffert, Inc., dated March 22, 1949.

TOGETHER WITH the undivided one-fourth interest of the parties of the first part in and to the lands and premises hereinafter particularly described, situate, lying and being in the Town of Montclair, County of Essex and State of New Jersey:

Tract Two:- BEGINNING at a point in the northerly line of a private right of

way formerly owned by Adrien T. von Schmid and others, at a point therein distant 37.16 feet westerly from the northwesterly line of Park Street, which private right of way is shown on a plan made by Holmes and von Schmid, architects, and known as the "Development known as 580 Park Street for the Brooklane Realty Company, Upper Montclair, New Jersey"; thence running along said northerly line of said private right of way south 75 degrees 20 minutes 30 seconds west 125 feet to the most easterly corner of lands heretofore conveyed by Fleetwing Estates, Inc., to Richard W. Zamore and wife; thence along that line north 14 degrees 39 minutes 30 seconds west 127 feet to lands held in common by Fleetwing Estates, Inc., and others; thence along the same north 75 degrees 20 minutes 30 seconds east 125 feet; thence still along the same south 14 degrees 39 minutes 30 seconds east 127 feet to the private right of way and point and place of BEGINNING.

BEING Lot #6 on said "Development known as 580 Park Street for the Brooklane Realty Company, Upper Montclair, New Jersey" and part of Lot #6 as shown on map entitled "Holmes and von Schmid, Architects, Park Street. and Mount Hebron Road, Montclair, N. J.", made by Miller & McGiffert ahd dated January 27, 1925.

TOGETHER WITH an undivided five twenty-fourths interest in the said private right of way, more fully described in agreement hereinafter referred to, and TOGETHER WITH an undivided five twenty-fourths interest in the tract lying to the north of both premises herein described, known in the agreement hereinafter referred to as the "park" or "common" and fully described therein.

THIS CONVEYANCE IS MADE SUBJECT to all restrictions, conditions, agreements, covenants and burdens set forth in a certain agreement made between Adrien T. von Schmid and wife, as parties of the first part, and Walter H. Steel and others, parties of the second and third parts, and the party of the second part hereto agrees to assume the burdens imposed on the owner of the lands herein conveyed by such agreement. Said agreement is dated April 4, 1949, and recorded in the Office of the Register of Deeds for Essex County, in Book P 112, pages 373-376.

SAID PREMISES are also conveyed SUBJECT to restrictions of record, zoning laws, municipal ordinances and what would be disclosed by an accurate survey and/or inspection of the premises.

SUBJECT ALSO to restrictions as contained in Deed Book K54, page 389, and in Deed Book D-106, page 1.

SUBJECT to public and private rights in private right of way abutting the lands herein described.

BEING THE SAME premises conveyed to the parties of the first part by two separate deeds, one from Richard W. Zamore and Patricia F. Zamore, his wife, dated November 10, 1954, and recorded on November 13, 1954, in Book 3270, page 590, and the other from Fleetwing Estates, Inc., dated April 15, 1955, and recorded on April 15, 1955, in Book 3308, page 582.



586 Park St
8400

#24 E.S.

MAP 3 BLOCK D LOT 105

ESSEX COUNTY REGISTER'S OFFICE

.....W.....**DEED**

By RICHARD W. ZAMORE & PATRICIA F., WF
TOWN OF MONTCLAIR, N.J.

To GLENN W. BAILEY & CORNELIA T., HIS WF
CITY OF NEW YORK, STATE OF N.Y.

Block ..... **Lot** .....

Dated 11-10-54 **Ack** 11-10-54

Rec. 11-13-54 **Book** 3270 pg 590

Returned to: Boyd, Dodd, Keer & Booth
31 Park St.
Montclair, N.J.

Stamps $22.55 **Cons.** $1.00

Liens ---

ASSESSOR'S OFFICE RECEIVED NOV 29 1954

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B at a pt in the Nly li of a private rt of way owned by Adrien T. vonSchmid & others at a pt therein dis 162.16 ft Wly fr the N Wly li of Park St., which private rt of way is shown on a plan md by Holmes & von Schmid, Architects & k/a the "Development k/a 580 Park St. for the Brooklane Realty Co. Upper Montclair, N.J;

TH (1) runn along sd Nly li of sd private rt of way S 75° 20 min 30 sec W 100 ft to lds of William Wenner & wf;

TH (2) along the sa N 14° 39 min 30 sec W 127 ft to lds of Adrien T. vonSchmid & others;

TH (3) along the sa N 75° 20 min 30 sec E 100 ft to Lot #6 on sd Plan;

TH (4) along sa S 14° 39 min 30 sec E 127 ft to the pt & pl of B.

Bg Lot #5 on sd "Development k/a 580 Park St. for the Brooklane Realty Co., Upper Montclair, N.J." Together with an undiv. 1/6th. interest in the sd private rt of way, more fully described, in agreement hereinafter referred to, & together with an undiv 1/6th. interest in the tract lying to the north

of the property herein described, known in the agreement hereinafter referred to as the "park" or "common" & fully described therein.
RECITE: SA Bk P. 112 pg 373; Bk D 113 pgs 69-70 &c.

MAP 3 BLOCK D LOT 105

#27 AON

ESSEX COUNTY REGISTER'S OFFICE

R & S **DEED** Park St 1800

By

ADRIEN T VON SCHMID & ETHEL H WIFE
MONTCLAIR

To

RICHARD W ZAMORE & PATRICIA F WIFE
MONTCL

Block **Lot**

Dated 4-6-49 **Ack** 4-6-49

Rec. 4-11-49 **Book** D-113 69

Returned to: Essex Title
Montcl

Stamps $2.75 **Cons.** $1.

Liens None

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B at a pt in the N l of a private right of way owned by Adiren T von Schmid and others at a pt therein dist 162.16 ft W from the N W l of Park St which private r/w is shown on a Plan made by Holmes & von Schmid and known as the Development known as 580 Park St for the Brooklane Realty Co Up Mont
TH runn alg sd N l of sd private r/w S 75° 20' 30" W 100 ft to lands of William Wenner and wife
TH alg the same N 14° 39' 30" W 127 ft to lands of Adrien T von Schmid et als
TH alg the same N 75° 20' 30" E 100 ft to lot #6 on sd Plan
TH alg same S 14° 39' 30" E 127 ft to the pl of B
Being lot #5 on sd Development known as 580 Park St for the Brook Lane Realty Co Up Montcl
RECITE S A D-106 1

ASSESSOR'S OFFICE
RECEIVED
APR 23 1949
Per

MAP 3 BLOCK D LOT 105

6/26/45

Brook Lane Rlty Co.

to

Adrien T. Von Schmid

See Trans.

MAP 3 BLOCK D LOT 103

MAP 3 BLOCK D LOT 106

Sept 9, 1968

William K. & Gisela S.
Wenner

To

Lee

Peter & Jo Roberts

MAP 3 BLOCK D LOT 104

#31 L.G.

MAP 3 BLOCK D LOT 106

ESSEX COUNTY REGISTER'S OFFICE

Park St 1909

B & S **DEED**

By	FLEETWING ESTATES, INC. MONTCLAIR N J
To	WILLIAM WENNER AND wf et al GISELLA HIS WF PHILLIP SVIGALS AND VIRGINIA HIS WF GLENN BAILEY AND CORNELIA BAILEY, HIS WF AND JOSEPH PITHA AND MARTHA HIS WF OF MONTCLAIR N J

Block . **Lot**

Dated 4-15-55 **Ack** 4-15-55

Rec. 4-15-55 **Book** 3308 582

Returned to: N J Realty Title Ins Co
830 Broad St Nwk 1

Stamps $6.60 **Cons.** $1.

Liens -

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B at a pt in the N li of a private right of way fmly owned by Adrien T. Von Schmid and others at a pt thrn dist 37.16 ft W fr NWLY li of Park St which private right of way is shown on a plan made by Holmes and Von Schmid, Architects and kn as the "Development kn as 580 Park St for the Brooklane Realty Co Upper Montclair N.J."

Th alg sd N li of sd private right of way S 75 deg 20 min 30 sec W 125 ft to the most E cor of lands hrtf con by the parties of f/p to Richard W. Zamore and wife;

Th alg that li N 14 deg 39 min 30 sec W 127 ft to lands held in common by the parties of f/p and others;

Th alg the sa N 75 deg 20 min 30 sec E 125 ft.;

Th alg the sa S 14 deg 39 min 30 sec E 127 ft to the private right of way and pt and pl of B.

Being Lot #6 on sd "Development kn as 580 Park St for the

ASSESSOR'S OFFICE RECEIVED MAY 2 1955 Per

Brooklane Realty Co Upper Montclair N. J. and part of Lot 6 as shown on map en "Holmes and Von Schmid, Architects Park St and Mt Hebron Rd Mtclr N.J." made by Miller and McGiffert and dated Jan 27, 1925.

RECITES: SA: D 106 pg 1 M.115 pg 331

Together with an undivided 1/6 interest

Agreement in P.112 pg 373

MAP 3 BLOCK D LOT 106

ESSEX COUNTY REGISTER'S OFFICE

#46 LG

R. & S. **DEED**

Park St. 1800

By ADRIEN T. VON SCHMID, ETHEL H. HIS WF

MTCLR

To FLEETWING ESTATES, INC.

A CORP OF WALDWICK, N J

Block ..... Lot .....

Dated 9-19-49 Ack 9-19-40

Rec. 9-8-50 Book .....

Returned to: Essex Title Gty & Trust Co. Mtclr.

Stamps $3.85 Cons. $1.

Liens NONE

ALL INTEREST IN MONTCLAIR LANDS DESCRIBED AS FOLLOWS:

B at a pt in N li of a private right of way owned by Adrien T. Von Schmid and others, at a pt thrn dis 37.16 ft W fr NW li of Park St. wh privat right of way is shown on a Plan by Holmes & Von Schmid, Architects, kn as the "Development kn as 580 Park St for Brooklane Realty Co. Upper Mtclr, N.J.".

Th alg sd N li of sd private right of way S 75 deg 20 min 30 sec W 125 ft to most E cor of land heretf con by parties of f/p to Richard W. Zamore and wife;

Th alg that line N 14 deg 39 min 30 sec W 127 ft to lands held in common by parties of the f/p and others;

Th alg the sa N 75 deg 20 min 30 sec E 125 ft.

Th still alg the sa S 14 deg 39 min 30 sec E 127 ft to private right of way and pt and pl of B.

Bg lot 6 on said "Development kn as 580 Park St. for Brooklane

ASSESSOR'S OFFICE RECEIVED OCT 14 1949 Per

Realty Company, Upper Montclair, N. J. and part of Lot #6 as shown on map "Holmes & Von Schmid, Architects, Park St. and Mt. Hebron Road, Mtclr. N.J." by Miller & McGiffert, dated Jan. 27,1925.

RECITES: SA: D. 106-1 P 112-373

MAP 3 BLOCK D LOT 106

6/26/45

Brook Lane Rlty Co.

to

Adrien T. Von Schmid

See Trans.

MAP 3 BLOCK D LOT 103

MAP 3 BLOCK D LOT 107

Sept 9, 1968

Wilhelm K. & Gisela S.

Wenner

To

Peter & Jo Roberts

See

MAP 3 BLOCK D LOT 104

MAP 3 BLOCK II LOT 107

#43 AON

ESSEX COUNTY REGISTER'S OFFICE

B & S **DEED** Park St. 200

By ADRIEN T VON SCHMID & ETHEL H WIFE MONTCL

To Adrien T Von Schmid + wf et al.

ETHEL H VON SCHMID: WALTER H STEEL & FLORENCE B WIFE: WILHELM K WENNER & GISELA S WIFE MONTCL

Block **Lot**

Dated 4-4-49 **Ack** 4-6-49

Rec. 4-7-49 **Book** P-112 377

Returned to: Essex Title Montcl

Stamps None **Cons.** $1.

Liens None

ASSESSOR'S OFFICE RECEIVED APR 18 1949 Per

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

An undivided 1/6 interest in the following described parcels and to the parties of the third part and to the surv and his or her heirs etc an undivided 1/6 interest in the following described parcels and to the parties of the fourth part and to the surv his or her heirs etc an undivided 1/6 interest in the following described parcels

FIRST TRACT: B at a pt on the W l of Park St 131.38 ft N from the inter of the S l of land of Walter H Steel and wife with the Wl of Park St

TH N 77° 12' 50" W 50.38 ft
TH S 81° 5' 10" W 53.82 ft
TH S 56° 56' W 114.18 ft (sd 3 courses being alg land of sd Steel)
TH S 26° 56' W 22 ft
TH N 67°n24' W 100 ft alg land of Ethel H Von Schmid
TH N 26° 56' E 44 ft alg land of Adrien T Von Schmid
TH N 75° 20' 30" E 333.32 ft alg land of Wilhelm K Wenner and wife and land of Adiren T von Schmid to a monument stone on the W sd of Park St

3-II - Private St.

TH alg Park St S 26° 56' W to the pl of B
SECOND TRACT: B at a monument stone on the W sd of Park St at the N sd of the First Tract
TH S 75° 20' 30" W 37.16 ft
TH N 14° 39' 30" W 127 ft
TH S 75° 20' 30" W 225ft alg lots owned by Adrien T von Schmid to land of Wilhelm K Wenner and wife
TH alg their land N 67° 24' W 65.99 ft to a pt in the brook known as Wigwam Brook
TH N 26° 27' E 71.73 ft
TH N 63° 56' E alg the brook 157.1 ft
TH N 15° 47' E 92.6 ft to the center of Mt Hebron Road
TH ALG Mt Hebron Road in an E dir its various courses to a pt therein opposite W sd of Park St
TH S 26° 56' W alg the W sd of Park St to pl of B
RECITE S A D-106 1

3-II-107

MAP 3 BLOCK D LOT 107

6/26/45

Brook Lane Rlty Co.

to

Adrien T. Von Schmid

See Trans.

MAP 3 BLOCK D LOT 103

#9 GMK

ESSEX COUNTY REGISTER'S OFFICE 570 Park St 12700 3 BLOCK D LOT 110

W **DEED**

By THOMAS WILLIAM STANTON &
HELEN P. HIS WF.
MONTCLAIR, N.J.

To EDWARD C. STILLWELL & CAROL E. HIS WF.

NO ADDRESS

Block **Lot**

Dated 12-30-53 **Ack** 12-30-53

Rec. 1-2-54 **Book** 3194 323

Returned to: Mylod & Mylod
744 Broad St.
Newark 2, N.J.

Stamps $31.35 **Cons.** $1.

Liens NONE

ASSESSOR'S OFFICE RECEIVED JAN 18 1954 Rec.

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B at pt in Wly li Park Street dist measured Nly alg sa 210.42 ft.fr its inter wi Nly li Macopin Ave;
TH alg sd Wly si Park St. N 27° 34' E 60 ft to Sly li land now or fmly of Franklin Stoddard Smith;
TH N 66° 53' W 150 ft;
TH S 27° 34' W 60 ft;
TH S 66° 53' E 150 ft to pt or pl of B.
RECITES SA 2899-121.
Description in accordance wi survey of Miller & McGiffert, Eng. Nov. 20, 1953.

#60 A. R.

ESSEX COUNTY REGISTER'S OFFICE

570 Parkst 9900 MAP 3 BLOCK D LOT 110

.....W.....**DEED**

By ALFONSO ALVAREZ, JR. &
LOUISE D. HIS WIFE
TOWNSHIP OF CEDAR GROVE

To

THOMAS WILLIAM STANTON &
HELEN P. HIS WIFE
MONTCLAIR

Block ..... **Lot** .....

Dated 12/1/50 **Ack** 12/1/50

Rec. 12/5/50 **Book** 2899 120

Returned to: Essex Title Guaranty & Trust Co.
Montclair

Stamps $25.30 **Cons.** $1.00

Liens -

ASSESSOR'S OFFICE RECEIVED DEC 18 1950

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B at a pt in the W l of Park St dist meas N alg the same 210.42 ft fr its int with the N l of Macopin Ave.,
RUNN TH alg sd W s of Park St N 27° 34 min E 60 ft to the S l of land n/f of Franklin Stoddard Smith;
TH N 60° 53 min W 150 ft
TH S 27° 34 min W 60 ft
TH S 66° 53 min E 150 ft to the pt or pl of B.
RECITE: SA P-114 469

MAP 3 BLOCK D LOT 110

Morley-Knight

to

Alvarez

4/17/50

See Trans

MAP 3 BLOCK D LOT 22

MAP 3 BLOCK D LOT 110

J. Ansel Brooks

to

Moxley-Kerr Inc.

May 22, 1946

Lee Trans.

MAP 3 BLOCK D LOT 22

MAP 3 BLOCK D LOT 110

Geo D. Hulst

Nov. 24, 1933

To

Laura S. Brooks

See Trans

MAP 3 BLOCK D LOT 21

#8 GMK

ESSEX COUNTY REGISTER'S OFFICE

570 Park St 14700

MAP 3 BLOCK D LOT 110

QUIT CLAIM **DEED**

By FIRST NATIONAL BANK OF MONTCLAIR
MONTCLAIR, N.J.

To THOMAS WILLIAM STANTON &
HELEN P. HIS WF.
NO ADDRESS

Block **Lot**

Dated 12-28-53 **Ack** 12-28-53

Rec. 1-2-54 **Book** 3194 320

Returned to: Mylod & Mylod
744 Broad St.
Newark, 2, N.J.

Stamps NONE **Cons.** $1.

Liens NONE

ASSESSOR'S OFFICE RECEIVED JAN 18 1954 Per

ALL **INTEREST IN** MONTCLAIR **LANDS DESCRIBED AS FOLLOWS:**

B at pt in Wly li Park St. dist. measured Nly alg sa 210.42 ft fr its inter wi Nly li Macopin Ave;
TH alg sd Wly si Park St. N 27° 34' E 60 ft; to Sly li land now or fmly of Franklin Stoddard Smith;
TH N 66° 53' W 150 ft;
TH S 27° 34' W 60 ft;
TH S 66° 53' E 150 ft to pt or pl of B.

The purpose of this deed is to eliminate and cancel any of the rights of party of first part under an agreement dated Aug.10,1953 recorded Aug .11 1953 Book 3155 of Deeds for Essex Cty.page 431.

Z 4 WTTY

MAP 3 BLOCK D LOT 110

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

HAB: UNTO HEIRS, AND

SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

DEED BLOCK NO. 2

DATE OF DEED NOV 21/24 19 LIBER PA.

CONS. $ 1. ACK'D NOV 21/24 19 RECORDED SEPT 28/29 19

GRANTORS

HOWARD S, GIES,
HELEN HART GIES, HIS WF

$2.50 STAMPS

GRANTEES

GEORGE D, HULST

PREMISES MONT

GRANT: GIVE, GRANT, BARGAIN, SELL, ALIEN, REL., ENF., CONVEY AND CONFIRM UNTO THE AND TO HEIRS, SUCCRS., EXRS., ADMRS. AND ASSIGNS FOREVER.

B AT PT ON W S PARK ST DIST MEASURED N ALG SA 215.42 FT FR ITS INTER WITH N L MACOPIN AVE THE SD PT OF B BG NE COR LD OF @ RUN
TH N 27° 34' E FURTHER ALG SD W S PARK ST 65 FT
TH N 66° 53' W = TO PRESENT N L LD OF @ 150 FT
TH S 27° 34' W = TO W S PARK ST 65 FT TO NW COR LD OF SD GEORGE D, HULST
TH E ALG L LD OF SD HULST S 66° 53' E 150 FT TO B

[OVER]

A.M.W.

FIDELITY UNION TITLE AND MORTGAGE GUARANTY COMPANY.

T. 29 5-28 50M P.

TOGETHER WITH ALL RIGHT, TITLE & INT OF ⓓ IN & TO SO MUCH OF PARK ST
AS LIES IN FRONT OF SD PREM TO CEN L THEREOF
SUB TO RESTRS OF RECD INCLUDING THOSE IMPOSED ON THIS PROP IN DEED
1-58 429
RECITES P.O. SA 1-70 447-449

W 3 WTTY

MAP 3 BLOCK D LOT 110

T. 29 5-24 50M

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

DEED Block No.

Date of Deed MAY 29/24 19 Liber pa.

Cons. $ 1 Ack'd MAY 29/24 19 Recorded JUNE 11/24 19

Grantors

EDWARD H HOLMES
H GRACE HIS W

NO STAMPS

Grantees

HOWARD S GIES
HELEN HART HIS W

Premises

TOWN MONT

1ST TR B W S PARK ST DIST MEASURED N ALG SA 215.42 FT FR ITS INTER WITH N L MACOPIN AV SD PT OF B BG NE COR OF LD HERETOFO E CONVD BY GR TO GEO D HULST
TH N 27° 34' E FURTHER ALG SD W S OF PARK ST 65 FT
TH N 66° 53' W = TO N L OF LD COMPOSING TRI-STATE REALTY ASSN TR 150 FT
TH S 27° 34' W = WITH W S OF PARK ST 65 FT TO NW COR OF LD OF SD HULST
TH ALG THAT L S 66° 53' E 150 FT TO B

E 4 B 22

2ND TR B PT ON E S PARK ST DIST MEASURED N ALG SA 810 FT FR ITS INTER WITH N L ALEXANDER AV
TH ALG E S PARK ST N 26° 56' E 50 FT
TH S 63° 4' E AT L TO E S OF PARK ST 117 FT
TH S 26° 56' W = WITH E S OF PARK ST 50 FT
TH N 63° 4' W AT L TO E S OF PARK ST 117 FT TO B
TOGETHER WITH ALL RIGHT TITLE & INT OF GR IN & TO SO MUCH OF PARK ST AS LIES IN FRONT OF SD PREM TO CENTER L THF. XXXXXX SUB RESTRS I 58 429

C 41 WTTY

3 D 110 Pt

DEED ..... Block ..... No. ..... Adds 65 ft. to Lot #21

Date of Deed ..... NOV 8/16 ..... 191 ..... Liber ..... pa. .....

Cons. $ ..... Ack'd ..... 191 ..... Recorded ..... 191 .....

NOV 9/16 NOV 14/16

APPLICATION

EXAMINED

RECORD OF INSTRUMENT

150.00
131.64
18.36

Grantors

EDWARD H HOLMES
H GRACE HIS WF

130
65
65

Grantees

~~SEOGX~~
GEORGE D HULST

150
65
215

Premises

TOWN MONT

B AT PT ON W S PARK ST DIST N ALG SA 150 FT 42/100 FT FR ITS INTERSECT WITH N L OF MACOPIN AV. THE SD PT OF B BG THE NE COR OF LOT NO 22 ON THE MAP OF LD BLG TO THE TRI-STATE REALTY ASSN. AND NE COR LD OF @

TH N 27°34'E FURTHER ALG SD W S OF PARK ST. 65 FT

N 66°53'W = TO N L OF LD COMPOSING THE TRI-STATE REALTY ASSN TRACT. 150 FT

S 27°34'W = WITM W S OF PARK ST 65 FT TO SD N L LD OF TRI-STATE REALTY ASSN

ALG THAT L , A PART OF WHICH IS NOW THE N L OF LD OF @ S 66°53'E 150 FT TO B

TOGETHER WITH ALL RIGHT, TITLE & INT OF @ IN & TO SO MUCH OF PARK ST AS LIES IN FRONT OF SD PREM TO THE CENTRE LINE THF

RECITES P O L 56 548

OVER

SUB RESTRS CONTAINED IN DEED K 54 389

SUB TO FURTHER RESTRS THAT NO STABLR OR GARAGE SHALL BE BUILT ON THE SD LOT WITHIN 100 FT OF PARK ST, AND THE © AGREE FOR THEMSELVES, THEIR HEIRS, EXRS, AND ASSIGNS, THAT THIS RESTR SHALL APPLY TO THE LOT ADJG ON THE N THE LOT HEREBY CONVD.

3-D-110

C 14 WTTY

8-15-5M

DEED

Block ..... No. .....

Date of Deed SEPT 30/15 191 Liber ..... pa. .....

Cons. $ 1 Ack'd SEPT 30/15 191 Recorded OCT 1/15 191

APPLICATION No. .....
EXAMINED
RECORD OF INSTRUMENT

$4.50 STAMPS

Grantors

JOHN T EDDY
EDNA, HIS WF

Grantees

EDWARD H HOLMES

Premises TOWN MONT

1ST TRACT B AT PT ON W S OF PARK ST DIST N ALG SA 150 42/100 FT FR ITS INTERSECT WITH N L OF MACOPIN AV, THE SD PT OF B BG THE NE COR OF LOT NO 22 ON MAP OF LD BLG TO THE TRI-STATE REALTY ASSOCIATION

TH N 27°34'E FURTHER ALG SD W S OF PARK ST 130 FT

N 66°53'W = TO N L LD COMPOSING THE TRI STATE REALTY ASSOCIATION TRACT, 150 FT

S 27°34'W = WITH W S OF PARK ST, 130 FT TO SD N L LD OF TRI-STATE REALTY ASSOCIATION

ALG THAT L S 66°53'E 150 FT TO B

OVER

100M-7-08.

2ND TRACT

B AT PT ON E S OF PARK ST DIST N ALG SA 810 FT FR ITS INTERSECT WITH N L ALEXANDER & AV

TH FURTHER ALG SD E S OF PARK ST N 26°56'E 50 FT

S 63°4'E AT L TO SD E S PARK ST, 117 FT

S 26°56'W & = WITH SD E S OF PARK ST 50 FT

N 63°4'W & AT L TO SD E S OF PARK ST 117 FT TO B

TOGETHER WITH ALL RIGHT, TITLE & INT OF ⓓ IN & TO SO MUCH OF PARK ST AS LIES IN FRONT OF SD PREM TO CENTRE ~~OF~~ L THF

RECITES SA K 54 389

SUB RESTRS CONTAINED IN SD~~E~~ DEED

SUB MTG HELD BY KATE E DEGHUEE FOR $1900 BUT NOW REDUCED TO $1100

43 J

WTTY

10-13—20M—G.

APPLICATION NO.

EXAMINED

RECORD OF INSTRUMENT

3-D-110 ✓

4-B-20 ✓ Part-

DEED Block No.

Date of Deed JUNE 4 1914 191 Liber pa

Cons. $ 1, Ack'd JUNE 4 1914 191 Recorded JUNE 5 1914 191

Grantors

JEROME DOYLE
MARY ELLEN DOYLE HIS WF.

Premises TOWN OF MONT

1ST TRACT

B AT APT ON THE W S OF PARK ST DIST N ALG SA
150 42/100 FT FR N L OF MACOPIN AV, THE SD PT OF
BEG BG THE NE COR OF LOT 22 ON MAP LD BLG TO
TRI-STATE ASSO
TH N 27° 34' E FURTHER ALG W S OF PARK ST 130 FT
TH N 66° 53' W = TO N LINE OF LD COMPOSING THE
TRI STATE REALTY ASSO TRACT 150 FT
TH S 27° 34' W = WITH W S OF PARK ST 130 FT TO
N LINE OF LD OF TRI-STATE REALTY ASSO
TH ALG THAT LINE S 66° 53' E 150 FT TO B

OVER

Grantees

JOHN T, EDDY.

2ND TRACT

B AT A PT IN THE E S OF PARK ST DIST N 810 FT FR N L OF ALEXANDER AV
TH FURTHER ALG E S OF PARK ST N 26° 56' E 50 FT
TH S 63° 4' E AT L TO E S OF PARK ST 117 FT
TH S 26° 56' W = WITH E S OF PARK ST 50 FT
TH N 63° 4' W AT L TO E S OF PARK ST 117 FT TO PL OF B,

4-B-20 Pt

new No 22

TOGETHER WITH ALL RIGHT TITLE & INT OF ⊕ IN & TO SO MUCH OF PARK ST AS LIES
IN FRONT OF THE SD PREM TO THE CENTRE LINE THF,

RECITES PART OF B 52 13

SUB TO RESTRS THAT NO BLDG SHALL BE ERECTED ON ANY OF THE PROP OTHER THAN SINGLE FAMILY
DETACHED DWLG HOUSE, TO COST NOT LESS THAN $5000. NO MORE THAN ONE TO BE ON ANY 50 FT LOT.
NO DWLG HOUSE SHALL BE BUILT WHICH DOES NOT SET BACK FR THE ST LINE 30 FT,
IT IS UNDERSTOOD THAT NO OUT BLDGS ARE TO BE BUILT OTHER THAN A PRIVATE STABLE
ON EACH 50 FT LOT ,WHICH STABLE, IF BUILT, SHALL BE AT LEAST 50 FT FR THE FRONT LINE OF THE LOT.

N.F.D.
Rep