

(M)

Deed
2/10/66

110--Margain & Hale Deed, Con. vs. Grantor, short form, Ind. and/or Corp. 1965 (10); Title from, Law Clerk Fielders, Perth Amboy, N. J. Title Law Books, Title Map Rep.

This Deed

made the 10th day of February in the year One Thousand nine hundred and sixty-six

BETWEEN RINGWOOD REALTY CORP., a corporation of the State of Delaware,

whose post office address is: 531 Broad Street, Newark, New Jersey,

AND HIGH POINT HOMES, INC., a corporation of the State of New Jersey,

whose post office address is: #7 Walker Drive, Ringwood, New Jersey,

WITNESSETH: that in consideration of ONE (\$1.00) DOLLAR and other good and valuable considerations the said Grantor does grant and convey unto the said Grantee, Grantee's successors

and assigns forever, All that tract or parcel of land and premises, hereinafter particularly described, situated, lying and being in the Borough of Ringwood County of Passaic and State of New Jersey

See Exhibit 1, attached hereto and hereby made a part hereof.

RECEIVED
PASSAIC CO. N.J.
1966 MAR -7 PM 12:06
EDWARD J. WOLAK
REGISTER

TO HAVE AND TO HOLD said premises with appurtenances, unto the said Grantee, its successors and assigns forever. The said Grantor covenants that Grantor has not made, done, committed, executed or suffered any act or acts, thing or things whatsoever, whereby or by means whereof the above mentioned and described premises, or any part or parcel thereof, now are, or at any time hereafter shall or may be impeached, charged, or encumbered, in any manner or way whatsoever.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal or caused these presents to be signed by the proper authorized corporate officers of the said Grantor and caused its proper corporate seal to be hereto affixed, the day and year first above mentioned.

Signed, Sealed and Delivered
in the Presence of



Attest:

By E. D. Thomson
E. D. Thomson, Secretary

RINGWOOD REALTY CORP.

By A. J. O'Sullivan
A. J. O'Sullivan
President

W32-581

EXHIBIT 1

Attached to Deed made the 13th day of January, 1966,
from Ringwood Realty Corp.
to High Point Homes, Inc.

118248582

All and singular those certain pieces or parcels of land situated in the Borough of Ringwood, County of Passaic and State of New Jersey, forming a portion of the former line of Railroad of the New York and Greenwood Lake Railway Company extending northerly from a point near Manogue-Midvale Station to former Breckins Station, and also a part of the former Ringwood Branch of said Railway Company, and certain right of way along the former so-called Peters Mine Spur, (forming a continuous railroad right of way from said point near Manogue-Midvale Station to said so-called Peters Mine Spur) which lines were legally obtained pursuant to Certificates of Public Convenience and Necessity issued by Division 4 of the Interstate Commerce Commission under date of August 22, 1939, in Finance Report No. 23143, New York and Greenwood Lake Railway Company et al., Attachment 235 I.C.C. 659, together with the rails and other materials thereon, the several pieces or parcels of land being more fully described as follows, viz:

That this piece or parcel of land included within the limits of a continuous strip of land one hundred (100) feet in width, located fifty (50) feet on either side of the center line of lands known as the former original right of way of the New York and Greenwood Lake Railway Company, beginning in the northerly line of Parcel No. 1 of the 1911 Deed being a portion of the lands conveyed to Ringwood Realty Corporation, a corporation of the State of New Jersey, by and from Pittsburgh Pacific Company, a corporation of the State of Minnesota, dated December 5, 1904 and recorded in the Passaic County Clerk's Office on January 6, 1905, in Book No. 30 of Deeds, page 474, and at the point in the Division line between lands now or formerly of Albert J. Howard on the west, and lands now or formerly of Catherine H. Dean on the north, where said Division line is intersected by said center line; thence northerly to the aforesaid intersection point and along said center line a distance of one hundred (100) feet, more or less, to the intersection of said center line with the Division line between lands now or formerly of Albert J. Howard on the south, and lands now or formerly of Catherine H. Dean on the north, containing eight and nine hundred thirty-three thousandths (8,933,000) of an acre, being all of the premises and property conveyed to the said Ringwood Realty Corporation, as described by the said Deed, and to which Deed, the said Division description of the premises and property conveyed, and the said Deed, are referred to.

Book	Page	Recorded in
Book 10, 1878		1878
Book 11, 1879		1879
Book 12, 1880		1880
Book 13, 1881		1881
Book 14, 1882		1882
Book 15, 1883		1883
Book 16, 1884		1884
Book 17, 1885		1885
Book 18, 1886		1886
Book 19, 1887		1887
Book 20, 1888		1888
Book 21, 1889		1889
Book 22, 1890		1890
Book 23, 1891		1891
Book 24, 1892		1892
Book 25, 1893		1893
Book 26, 1894		1894
Book 27, 1895		1895
Book 28, 1896		1896
Book 29, 1897		1897
Book 30, 1898		1898
Book 31, 1899		1899
Book 32, 1900		1900

Hereby describe all the parcels of the heretofore described
 tract of land lying southerly of the eastern boundary of Coddington Road.

SECTION 2.

All that piece or parcel of land included within the limits of a
 certain survey of land one hundred (100) feet in width, located fifty (50)
 feet on either side of the center line of lands known as the former original
 right of way of The New York and Greenwood Lake Railway Company, beginning in
 the northerly line of Parcel No. 2, of the Fifth Tract, being a portion of the
 premises conveyed to Ringwood Realty Corporation, a corporation of the State of
 Indiana, by said New Pittsburgh Pacific Company, a corporation of the State of
 Indiana, dated December 3, 1934 and recorded in the Passaic County Clerk's
 Office on January 6, 1935, in Book K-50 of Deeds, Page 434, and at the point
 where the eastern line of lands known as the former original right of way of
 The New York and Greenwood Lake Railway Company is intersected by the division
 line between the lot now or formerly of Mary E. Brown on the south and lands now
 or formerly of Jacob H. Brown on the north; thence southerly, along said
 division line, (being the northern boundary line of Parcel No. 2 heretofore
 described), three hundred forty (340) feet more or less, to a point in the
 northerly line of lands of said Railway, distant fifty (50) feet westerly, by
 actual measurement, from the center line of lands known as the former original
 right of way of said Railway; thence northerly, by a curve to the left
 concave with said center line and having a radius of one thousand three
 hundred eighty-two and sixty-nine hundredths (1382.69) feet, an arc distance of
 four hundred ninety (490) feet, more or less, to the point of tangency of the
 northerly line of lands of the former right of way of said Railway, as relocated;
 thence North thirteen degrees forty-one minutes no seconds West (N. 13° 41' 00"
 W.) Parallel to and fifty (50) feet westerly at right angles from said lands

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mentioned center line, two hundred fifty-one and twenty-nine hundredths (251.29) feet to a point of curve; thence northerly concentric with said last mentioned center line, on a curve to the right having a radius of two thousand nine hundred fourteen and ninety-three hundredths (2914.95) feet, two hundred fifty-four and sixty-seven hundredths (254.67) feet to a point in the northeasterly line of lands known as the former original right of way of said Railway; thence southeasterly, along said last mentioned line, four hundred sixteen and seven hundredths (416.07) feet to a point in the easterly line of said former right of way of said Railway as relocated, distant fifty (50) feet easterly, by radial measurement, from said center line of former original right of way; thence southerly, concentric with said last mentioned center line, on a curve to the right having a radius of one thousand four hundred eighty-two and sixty-nine hundredths (1482.69) feet, a distance of two hundred eighty-seven (287) feet, more or less, to the point or place of beginning; Containing one and eleven hundredths (1.11) acres, more or less, being part of the premises conveyed to The Montclair Railway Company by Jacob E. Brown by deed dated October 19, 1870, and recorded in Volume Y-3 at Page 150 of Passaic County Deed Records.

Excepting all that portion of the hereinbefore described parcel of land lying northerly of the northerly boundary of proposed West Brook Road and the northerly boundary of that certain parcel No. 3 according to a survey by C. Waldo Rude & Associates, Inc., Licensed Engineers and Land Surveyors, as shown on a map titled "Revised Right-of-Way Map - Greenwood Lake Turnpike - Sta. 10 + 0 to 25 + 0 ± and West Brook Road Sta. 0 + 0 to 3 + 96.63 in the Boroughs of Ringwood and Huxsage, Passaic Co. N.J." dated December, 1963.

Subject to Agreement dated December 15, 1913, by and between the Board of Chosen Freeholders of the County of Passaic, in the State of New Jersey, and The New York and Greenwood Lake Railway Company and the Erie Railroad Company. Also subject to Agreement dated June 12, 1943 by and between The Board of Chosen Freeholders of the County of Passaic, in the State of New Jersey, The Borough of Ringwood, in the County of Passaic, State of New Jersey, The New York and Greenwood Lake Railway Company, Harry V. Osborne and William J. Jor, Receivers of the New York and Greenwood Lake Railway Company, Erie Railroad Company, and DePass: East Corporation.

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... of the ... to ...
... of the State of ... by ...
... of the State of Minnesota, dated December 3, 1934, and
... on January 3, 1935, in Book X-66
... Page 135.

W82 PAGE 585

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State of New Jersey
County of _____ ss:

BE IT REMEMBERED, that on this _____ day of _____, 1966, before me, the subscriber, personally appeared _____

who, I am satisfied, the _____ mentioned in the within instrument, and thereupon signed, sealed and delivered the same as acknowledged that _____ act and deed, for the use and purposes therein expressed.

MICHIGAN
State of _____
COUNTY OF WAYNE ss:

BE IT REMEMBERED, that on this 11th day of February, 1966, before me, the subscriber, appeared E. D. Thomson,

who being by me duly sworn, doth depose and make proof to my satisfaction, that deponent knows the corporate seal of the Grantor mentioned in the within deed; that the seal thereto affixed is the proper corporate seal of said corporation; that the same was so affixed thereto and said instrument signed and delivered by W. J.

O' Sullivan who was at the date and execution thereof, the President of said corporation, in the presence of said deponent, as the voluntary act and deed of said corporation, by virtue of authority from its Board of Directors, and that the said deponent thereupon signed the same as subscribing witness.

Sworn and subscribed to before me this 11th day of February, 1966

E. D. Thomson
E. D. Thomson, Secretary

George Kircos
GEORGE KIRCOS
Notary Public, Wayne County, Michigan
My Commission Expires June 20, 1966

TO _____
19 _____
Pub. of: _____

Recd
11/15/65

This Indenture,

Made the 15th day of November, in the year of our Lord One Thousand Nine Hundred and Sixty-five

Between **REXWOOD REALTY CORP.**, a corporation of the State of Delaware, having an office at 581 Broad Street, **PASSAIC CO. N.J.**

1965 DEC 20 PM 2:11

EDWARD J. WOLAK
Essex, REGISTER

in the City of Newark, County of Essex, and State of New Jersey, party of the first part;

and **JERSEY CENTRAL POWER & LIGHT COMPANY**, a corporation of the State of New Jersey, having its principal office at Madison Avenue at Punch Bowl Road,

in the Township of Morris, County of Morris, 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 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, he ~~is~~ 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 its successors and assigns, forever,

All that certain

tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the Borough of **Wanaque**, County of **Passaic**, and State of **New Jersey**;

being BEGINNING at a point ^{So the westerly line of} where the ~~northerly line of~~ ^{(said point} ~~in the southwesterly side of Conklingtown Road~~ ^{is at a} ~~distance~~ ^{of} ~~thereon 81.71 feet northwesterly from a point of curve in said Conklingtown Road, (said~~ ^{point} ~~point-of-beginning-being-in-the-northeasterly-line-of-lands-herein-described-land~~ ^{is at a} ~~and~~ ^{distance} ~~easterly line of the former right of way of the New York and Greenwood Lake Railroad Company, and running thence~~

- 1) South 22 degrees 08 minutes West and passing along the westerly line of the Conklingtown Substation, and also passing along the westerly line of Sherman Avenue, a distance of 2082.40 feet to the northerly line of lands now or formerly of the Erie-Lackawanna Railroad Company; thence
- 2) North 52 degrees 37 minutes West 103.65 feet to the westerly line of the former right of way of the New York and Greenwood Lake Railroad; thence
- 3) North 22 degrees 08 minutes East 2,083.62 feet to the ^{So the westerly line of} ~~southerly~~ ^{of} ~~line of~~ ^{Conklingtown Road}; thence
- 4) Along ^{the westerly line of} ~~the~~ ^{of} ~~Conklingtown Road~~ ^{71.08} South 51 degrees 58 minutes 20 seconds East 103.98 feet to the point and place of BEGINNING, containing 4.8 acres more or less.

Being in accordance with survey made by Alfred H. Kent, Licensed Land Surveyor, dated October 1, 1963.

Witness my hand and seal of office this 15th day of November, 1965, at Newark, New Jersey.

corporation of the State of Minnesota, dated December 3, 1964, and recorded in the
Pascua County Clerk's Office on January 8, 1965, in Book X-89 of Deeds, page 43.
from Pittsburgh-Pacific Company, dated December 3, 1964 and recorded in the Pascua
County Register's Office on January 8, 1965, in Book X-89 of Deeds, Page 43.

Subject to visible easements and easements and restrictions of record.

~~Together~~ with all and singular the houses, buildings, trass, ways, waters, profits, privileges, and advantages, with the appurtenances to the same belonging or in anywise appertaining:

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

Do have and to hold all and singular the above described land and premises, with the appurtenances, unto the said party of the second part, its successors
~~And~~ and assigns, to the only proper use, benefit and behoof of the said party of the second part, its successors
do have, and assigns forever:

And the said party of the first part,

for itself, its heirs, executors and administrators, do ^{as} covenant, promise and agree to and with the said party of the second part, its successors and assigns that it has not made, done, committed, executed or suffered any act or acts, thing or things whatsoever, whereby or by means whereof the above mentioned and described premises, or any part or parcel thereof, now are, or at any time hereafter shall or may be impeached, charged or encumbered, in any manner or way whatsoever.

In Witness Whereof, the party of the first part has set its hand and seal or caused these presents to be signed by its proper corporate officers and caused its proper corporate seal to be hereunto affixed, the day and year first above written.

Signed, Sealed and Delivered }
in the Presence of }

RINGWOOD REALTY CORP.

ATTEST:

By W. J. Sullivan
President

By E. D. Thomson
E. D. Thomson Secretary

The interlineations and alterations appearing in the foregoing Decd, signed and sealed in the presence of the undersigned, were made before execution in the presence of the undersigned witness.

DATED: 12/2/45

E. D. Thomson
E. D. Thomson



Notary Public for the State of Michigan
County of Wayne

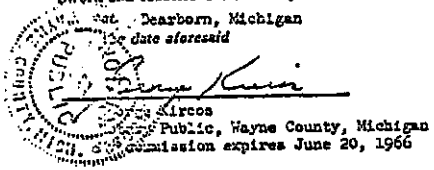
Do it Remembered, that on this 15th day of November in the year One Thousand Nine Hundred and Sixty-five, a Notary Public of the State of Michigan personally appeared E. D. Thomson

who, being by me duly sworn on his oath, doth depose and make proof to my satisfaction, that he is the Secretary of RINGWOOD REALTY CORP.

the grantor named in the within instrument; that W. J. O'Sullivan is the President of said corporation; that the execution, as well as the making of this instrument, has been duly authorized by a proper resolution of the board of directors of said corporation; that deponent well knows the corporate seal of said corporation; and the seal affixed to said instrument is such corporate seal and was thereto affixed and said instrument signed and delivered by said President, as and for his voluntary act and deed and as and for the voluntary act and deed of said corporation, in presence of deponent, who thereupon subscribed his name thereto as witness.

Sworn and subscribed before me, at Dearborn, Michigan on the date aforesaid

E. D. Thomson
E. D. Thomson, Secretary



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RINGWOOD REALTY CORP., a Delaware corporation

TO

JERSEY CENTRAL POWER & LIGHT COMPANY, a New Jersey corporation, having its principal office at Madison Avenue at Punch Bowl Road, Morristown, N.J.

Dated, November 15, 1965

Witnessed in the Office of the County of Wayne, N.J., on the 15th day of November 1965 at 10 o'clock in the forenoon and recorded in Book of DEEDS for said County, on page

Record and return to Jersey Central Power & Light Company Rights of Way Dept. 501 Grand Avenue Ashbury Park, N.J.

State of New Jersey }
County of } ss:

Do it Remembered, that on this day of before me, the subscriber, personally appeared

who, I am satisfied, the grantor mentioned in the within instrument, to whom I first made known the contents thereof, and thereupon acknowledged that signed, sealed and delivered the same as voluntary act and deed, for the uses and purposes therein expressed.