

Transfer of Title

Y49 238

294645

THIS INDENTURE, made this 26th day of July, one thousand nine hundred forty-eight, between CAROLINE FRYE HOBART, of the Township of Wayne in the County of Passaic and State of New Jersey, and THE PATERSON SAVINGS AND TRUST COMPANY, a banking corporation, Executors of the Last Will and Testament of Garret A. Hobart, deceased, late of the Township of Wayne, County of Passaic and State of New Jersey, parties of the first part;

And STATE OF NEW JERSEY, party of the second part,

W I T N E S S E T H:

That whereas in and by his Last Will and Testament, bearing date the twentieth day of May, 1941, and duly admitted to probate by the Surrogate of the County of Passaic on the fifteenth day of October, 1941, Garret A. Hobart did authorize and empower the executors, under the Sixth Article of his Will, upon written request of his said wife, Caroline Frye Hobart, delivered to the executors of his Will, to sell any or all of the premises situated in the Township of Wayne and in the Boroughs of Haledon and North Haledon; Passaic County, New Jersey, known as Ailsa Farms (including, but without limiting the generality thereof, all the lands and premises acquired by said Garret A. Hobart from George Sill's Dyeing Company by deed dated on or about March 11, 1941) and to give good and sufficient deeds in the law therefor; and did in and by his said Will appoint the said Caroline Frye Hobart and The Paterson Savings and Trust Company (then known as The Paterson Savings Institution) the executors of said Will; and whereas said Caroline Frye Hobart, by written instrument dated December 26, 1947, signed by her and delivered to said executors, did authorize and direct said executors to sell said lands and premises;

Y49 240

NOW THIS INDENTURE WITNESSETH that the said parties of the first part, by virtue of the power and authority to them given in and by the said last will and testament, and in consideration of the sum of Two Hundred Thousand Dollars - - (\$200,000.00) to them paid by the said party of the second part, 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, its successors and assigns, forever, all those certain lots, tracts or parcels of land and premises, hereinafter particularly described, situate, lying and being in the Borough of North Haledon, in the Borough of Haledon and Township of Wayne, in the County of Passaic and State of New Jersey.

FIRST TRACT: Beginning at a point formed by the intersection of the center line of the Paterson and Pompton Road with the center line of Mountain Avenue and running thence (1) North 27 degrees 19 minutes 17 seconds east along the center line of Mountain Avenue 681.43 feet to a stone monument; and thence (2) still along the center line of Mountain Avenue North 29 degrees 48 minutes East 135 feet to a stone monument; thence (3) still along the center line of Mountain Avenue North 18 degrees 48 minutes East 518.92 feet to a stone monument; thence (4) still along the center line of Mountain Avenue North 3 degrees 13 minutes west 916.62 feet to a stone monument standing in the center line of Mountain Avenue and in the southerly boundary line of the Borough of North Haledon, said Southerly boundary line of the Borough of

North Haledon being the Southerly boundary line of lands formerly of Henry Muhs, deceased; thence (5) along the above mentioned boundary line of Borough of North Haledon and lands formerly of Henry Muhs, deceased, North 73 degrees 12 minutes West 775.60 feet to a corner of lands formerly of Henry Muhs, deceased; thence (6) still along the line of lands formerly of Henry Muhs, deceased, North 47 degrees 13 minutes East 11.84 feet; thence (7) still along the line of land formerly of Henry Muhs, deceased, North 5 degrees 31 minutes west 301.15 feet to a stone monument; thence (8) still along the line of lands formerly of Henry Muhs, deceased, and lands formerly belonging to George Jackson, deceased, North 16 degrees 10 minutes East 2,232.29 feet to the line of lands formerly of Samuel Pope deceased; thence (9) along the line of lands formerly of Samuel Pope, deceased, North 54 degrees 52 minutes 30 seconds West 462.71 feet; thence (10) South 34 degrees 39 minutes West 124.04 feet to the Northeast corner of a ten acre tract of land formerly of John Burhans; thence (11) along the dividing line between lands formerly of John Burhans now belonging to Garret A. Hobart and lands formerly of Samuel Pope deceased, North 65 degrees 45 minutes West 659.41 feet to the Northwest corner of the above mentioned Burhans tract; thence (12) North 63 degrees 34 minutes West 290.40 feet to a corner of land of the Estate of Robert Gaede, deceased; thence (13) south 27 degrees 30 minutes west 460.84 feet to another corner of lands of the Estate of Robert Gaede, deceased; thence (14) still along the line of lands of the Estate of Robert Gaede, deceased, North 58 degrees 22 minutes West 323.21 feet to another corner of land

of the Estate of Robert Gaede, deceased; thence (15) still along the line of lands of the Estate of Robert Gaede, deceased South 89 degrees 34 minutes West 327.47 feet to a cedar tree in another corner of lands of the Estate of Robert Gaede, deceased; thence (16) South 1 degrees 37 minutes West 395.05 feet; thence (17) South 73 degrees 43 minutes East along the line of lands of the Estate of Robert Gaede, deceased, and others, 571.32 feet to the dividing line between lands of the Estate of Robert Gaede, deceased, and lands of Garret A. Holart; thence (-) along the above mentioned dividing line the following courses and distances (18) South 21 degrees 2 minutes 30 seconds West 1,195.94 feet; (19) South 5 degrees 55 minutes East 574.15 feet; (20) South 6 degrees 32 minutes East 38.60 feet; (21) South 4 degrees 44 minutes East 318.72 feet; (22) South 6 degrees 12 minutes West 48.77 feet; (23) South 48 degrees 13 minutes West 51.30 feet; (24) South 82 degrees 52 minutes West 120.11 feet; (25) South 7 degrees 40 minutes west 431.12 feet; (26) North 73 degrees 20 minutes West 35.09 feet; (27) South 71 degrees 40 minutes West 189.76 feet; (28) South 36 degrees 44 minutes 30 seconds West 331.39 feet to the Northeasterly line of the Paterson and Pompton Road; thence (29) South 15 degrees 45 minutes West 23.35 feet to the center line of Paterson and Pompton Road; thence (30) along the center line of Paterson and Pompton Road North 46 degrees 12 minutes West 5.53 feet to the line of lands of the Estate of Robert Gaede, deceased; thence (31) along the line of lands of the Estate of Robert Gaede, deceased, South 10 degrees 37 minutes West 271.31 feet to a bend in the same; thence (32) still along the line of lands of

the Estate of Robert Gaede, deceased, South 38 degrees 15 minutes West 115.18 feet; thence (33) still along the line of lands of the Estate of Robert Gaede, deceased, and others South 58 degrees 16 minutes East 542.30 feet; thence (34) North 23 degrees 38 minutes East 56.10 feet; thence (35) South 75 degrees 18 minutes East 222.38 feet to the center line of the Paterson and Pompton Road; thence (36) along the center line of the Paterson and Pompton Road South 50 degrees 28 minutes East 334.23 feet to a bend in the same; thence (37) still along the center line of the Paterson Pompton Road South 71 degrees 31 minutes east 721.93 feet to another bend in the same; and thence (38) still along the center line of Paterson Pompton Road South 61 degrees 52 minutes East 726.31 feet to the center line of Mountain Avenue and the place of beginning.

Containing 203.735 acres.

of the

Being a part / premises conveyed to said Garret A. Hobart by Garret A. Hobart and Caroline Frye Hobart, his wife, by deed bearing date June 13, 1939, and recorded in the Passaic County Register's Office in book W-40 page 302.

SECOND TRACT: Situate, lying and being in the Township of Wayne, County of Passaic and State of New Jersey.

Beginning at a point in the center line of Pompton Road where the same is intersected by the dividing line between lands of the Gaede Silk Dyeing Company (formerly of the Estate of Robert Gaede, deceased) and lands now or late of Garret A. Hobart as said dividing line is laid down and shown northwardly of Pompton Road on map of survey hereinafter cited and from said beginning point running along said

center line of Pompton Road the following courses (1) North 51 degrees 7 minutes West 120.22 feet to the curvature of a curve to the right of radius 338.23 feet; thence (2) Northwesterly along said curve to the right an arc distance of 151.32 feet to the point of tangency of the same; thence (3) north 55 degrees 29 minutes west 186.42 feet to the point of curvature of a curve to the left of radius 679.98 feet; thence (4) northwesterly along said curve to the left an arc distance of 264.56 feet to the point of tangency of the same; thence (5) north 47 degrees 46 minutes West 100.21 feet to the point of curvature of a curve to the left of radius 373.88 feet; thence (6) Northwesterly along said curve to the left an arc distance of 60.69 feet more or less to an iron spike and cross cut in the center line of Pompton Road at the corner of lands of Harry Smith; thence (7) along said Smiths line North 30 degrees 32 minutes 50 seconds East 635.64 feet to a corner of lands of the Estate of H. W. Mills, deceased; thence (8) North 11 degrees 16 minutes East 968.78 feet; thence (9) North 7 degrees 7 minutes 30 seconds East 293.06 feet; thence (10) South 82 degrees 5 minutes East 686 feet; thence (11) still along said dividing line and land of other owner North 1 degree 21 minutes East 677.63 feet to a point in the dividing line between lands of the Gaede Silk Dyeing Company (formerly of the Estate of Robert Gaede, deceased) and lands now or late of Garret A. Hobart, and from thence running along said last mentioned dividing line (12) South 76 degrees 46 minutes East 316.30 feet; thence (13) South 21 degrees 16 minutes west 1,197.59 feet; thence (14) South 6 degrees 3 minutes 30 seconds East 574.15 feet; thence (15) South 6 degrees

32 minutes west 88.60 feet; thence (16) South 4 degrees 44 minutes East 318.72 feet; thence (17) South 6 degrees 12 minutes West 48.77 feet; thence (18) South 48 degrees 13 minutes West 51.30 feet; thence (19) South 82 degrees 52 minutes West 120.11 feet; thence (20) South 7 degrees 40 minutes West 431.12 feet; thence (21) North 73 degrees 20 minutes West 35.09 feet; thence (22) South 71 degrees 40 minutes West 189.76 feet; thence (23) still along said last mentioned dividing line South 36 degrees 44 minutes 30 seconds West 351.39 feet to the point of intersection of the same with the Northeasterly line of Pompton Road; and thence (24) still along said last mentioned dividing line South 15 degrees 45 minutes West 29.35 feet to the center line of Pompton Road and the point or place of beginning.

THIRD TRACT: Beginning at a point in the center line of Pompton Road where the same is intersected by the dividing line between lands of the Gaede Silk Dyeing Company (formerly of the Estate of Robert Gaede, deceased) and lands now or late of Garret A. Hobart as said dividing line is laid down and shown Southwardly of Pompton Road on map of survey hereinafter cited which beginning point lies in the first line or course of the above described Second Tract distant 5.60 feet Northwesterly along said line from the beginning corner of said parcel and from thence running along said dividing line the following courses (1) South 10 degrees 39 minutes West 270.72 feet; thence (2) South 38 degrees 17 minutes West 114.73 feet; thence (3) through lands of the Gaede Silk Dyeing Company (formerly the Estate of Robert Gaede, deceased) North 58 degrees 7 minutes West 25 feet; thence (4) still through lands of the Gaede Silk Dyeing Company South 38 degrees 17 minutes West 380 feet more or less to the center line of the Paterson and Hamburg Turnpike; thence (5)

Y49 246

along said center line North 23 degrees 57 minutes West 488.80 feet more or less; thence (6) Still along said center line North 23 degrees 57 minutes West 346.66 feet to the point of intersection of the same with the Westerly boundary line of lands of the Estate of Robert Gaede, deceased; thence along said boundary line the following courses (7) North 29 degrees 30 minutes East 155.18 feet; thence (8) North 9 degrees 14 minutes East 369.94 feet; thence (9) still along said boundary line North 26 degrees 23 minutes East 211.80 feet to the point of intersection of the same with the center line of Pompton Road; thence along the center line of Pompton Road the following courses (10) Southeasterly along a curve to the right of radius 373.89 feet an arc distance of 57.37 feet to the point of tangency of the same; thence (11) South 47 degrees 48 minutes East 100.21 feet to the point of curvature of a curve to the right of radius 679.98 feet; thence (12) Southeasterly along said curve to the right an arc distance of 264.56 feet to the point of tangency of the same; thence (13) South 25 degrees 29 minutes East 186.42 feet to the point of curvature of a curve to the left of radius 539.23 feet; thence (14) easterly along said curve to the left an arc distance of 151.32 feet to the point of tangency of the same; and thence (15) still along the center line of Pompton Road South 51 degrees 7 minutes East 114.62 feet to the point or place of beginning.

FOURTH TRACT: Beginning at a point distant the following two courses from the 12th corner of the above described Second Tract (a) North 76 degrees 46 minutes West 351.72 feet; (b) North 1 degree 34 minutes East 395.05 feet and from said beginning point running (1) North 63 degrees

32 minutes West 55.81 feet to a corner; thence (2) North 18 degrees 53 minutes East 681.24 feet to a corner; thence (3) North 56 degrees 5 minutes 30 seconds East 324.02 feet to a corner; thence (4) South 35 degrees 34 minutes 30 seconds East 534.36 feet to a corner; thence (5) South 27 degrees 27 minutes West 460.84 feet to a corner; thence (6) North 58 degrees 25 minutes West 323.21 feet to a corner; thence (7) South 59 degrees 31 minutes West 327.47 feet to the point or place of beginning.

It being the purpose of this deed to convey all the property as shown on map entitled "Map of Property of Robert Gaede, Wayne Township, Passaic County, New Jersey, dated January 9, 1925, William L. Whitmore, C. E." EXCEPTING therefrom the following plot:

(a) Plot of approximately eight (8) acres on Pompton Road and Paterson and Hamburg Turnpike heretofore conveyed to Harry Smith.

(b) Plot of 4.749 acres on the southerly side of Paterson and Hamburg Turnpike and fronting thereon 129 feet more or less.

(c) Plot of four (4) acres more or less on the northerly side of Paterson and Hamburg Turnpike and Cedar Cliff Avenue.

Together with all right, title and interest of the party of the first part in and to any land lying in the bed of any street, road or avenue opened or proposed in front of or adjoining said premises to the center line thereof or to any right, title or interest over adjoining properties which may have accrued to the benefit of the party of the first part by reason of unrestricted useage thereof.

Y40-248

Subject also to the provisions of zoning ordinances or restrictions and regulations affecting the construction and use of buildings adopted or proposed by the State of New Jersey or municipality thereof affecting said premises.

Said Second, Third and Fourth Tracts being the same premises conveyed to said Garret A. Hobart by Gaede Silk Dyeing Company, by deed bearing date March 21, 1941 and recorded in the Passaic County Register's Office in book D-42 of Deeds for said County on pages 59.

FIFTH TRACT: Premises situate, lying and being in the Borough of North Haledon, in the County of Passaic and State of New Jersey.

Beginning at a stone monument standing in the center line of Mountain Avenue and in the dividing line between the Borough of Haledon and the Borough of North Haledon said monument being also a corner of lands of the said Garret A. Hobart and Caroline Frye Hobart, his wife, and running thence (1) North 73 degrees 12 minutes West along the dividing line above referred to and the dividing line between lands of the Missionary Society of the Salesian Sisters and lands of the said Garret A. Hobart and Caroline Frye Hobart, his wife, 775.60 feet; thence (2) North 47 degrees 13 minutes East along the dividing line between lands of the Missionary Society of the Salesian Sisters and Garret A. Hobart and Caroline Frye Hobart, his wife, 11.84 feet; thence (3) still along said dividing line North 5 degrees 31 minutes West 301.15 feet to a stone monument; thence (4) still along the dividing line between lands of the said Missionary Society and lands of Hobart North 16 degrees 10 minutes East 1,528.95

feet to the line of lands known as North Haledon Terrace; thence (5) South 11 degrees 19 minutes East along the line of lands known as North Haledon Terrace 682.45 feet to a stone monument being a corner of lands of the Missionary Society of the Salesian Sisters and lands known as North Haledon Terrace; and thence (6) South 8 degrees 40 minutes 16 seconds East through lands of said Missionary Society of the Salesian Sisters 1,846.67 feet to the place of beginning.

Being the same premises conveyed to Garret A. Hobart and Caroline F. Hobart, his wife, by the Missionary Society of the Salesian Sisters; and the second tract in deed from said Garret A. Hobart and Caroline Frye Hobart, his wife to said Garret A. Hobart, dated June 13, 1939 and recorded in book W-40 of Deeds for said County on page 302.

SIXTH TRACT: Premises situate, lying and being in the Borough of Haledon, County of Passaic and State of New Jersey.

Beginning at a point in the Northerly line of Cedar Cliff Avenue where said line is intersected by the dividing line between lands of the Hall Estate and lands of John Arians and wife, and running thence (1) along said dividing line on a course North 54 degrees 37 minutes 30 seconds East 40 feet; thence (2) South 8 degrees 17 minutes 30 seconds West 27.26 feet to the Northerly line of Cedar Cliff Avenue; and thence (3) North 82 degrees 24 minutes 30 seconds West along the northerly line of Cedar Cliff Avenue 29.81 feet to the place of beginning.

Being the premises conveyed to Garret A. Hobart by John Arians and Anna Arians, his wife, by deed dated May 17, 1915 and recorded in the Passaic County Register's Office in Book Y-24 of Deeds on page 331.

SEVENTH TRACT: Premises situate, lying and being in the Borough of Haledon, County of Passaic and State of New Jersey.

Beginning at a point in the southerly line of the Pompton Road distant 33 feet westerly from the westerly line of lands of Albert Smith and running thence (1) South 24 degrees 49 minutes 30 seconds West along the Easterly line of lands of the said Luther C. Hall 37.62 feet; thence (2) North 3 degrees 50 minutes 30 seconds East 38.71 feet to the Southerly line of the Pompton Road; thence (3) South 71 degrees 14 minutes 30 seconds East along the Southerly line of the Pompton Road 13.94 feet to the place of beginning.

Being the same premises conveyed to Garret A. Hobart by Luther C. Hall and Caroline Hall, his wife, by deed bearing date May 6th, 1915, and recorded in the Passaic County Register's Office in Book A-25 of Deeds for said County on page 577.

EIGHTH TRACT: Premises situate in the Borough of Haledon, County of Passaic and State of New Jersey.

Beginning at a point in the Southerly line of the Pompton Road where the same is intersected by the Westerly line of lands of Albert Smith and running thence (1) along the Westerly line of lands of said Albert Smith and in a straight line with his Westerly line extended Southerly on a course of South 11 degrees 15 minutes 30 seconds West 356.88 feet; thence (2) South 31 degrees 24 minutes 30 seconds West 206.54 feet to the Southerly line of Hall Estate; thence (3) South 54 degrees 37 minutes 30 seconds West along the Southerly line of the Hall Estate 40 feet to the Northerly line of

Cedar Cliff Avenue; thence (4) North 82 degrees 24 minutes 30 seconds West along the Northerly line of Cedar Cliff Avenue 31 feet; thence (5) North 33 degrees 53 minutes 30 seconds East 250.99 feet; thence (6) North 11 degrees 15 minutes 30 seconds East 252.28 feet; thence (7) North 3 degrees 50 minutes 30 seconds East 66.29 feet to the Easterly line of lands of Luther C. Hall; thence (8) North 24 degrees 49 minutes 30 seconds East along the Easterly line of lands of said Luther C. Hall 37.62 feet to the Southerly line of the Pompton Road; and thence (9) along the Southerly line of the Pompton Road South 71 degrees 14 minutes 30 seconds East 33 feet to the place of beginning.

Being the same premises conveyed to Garret A. Hobart by Ralph J. M. Hall, single, by deed bearing date May 6, 1915 and recorded in book A-25 of Deeds for Passaic County on page 579.

NINTH TRACT: Premises situate in the Borough of Haledon, in the County of Passaic and State of New Jersey.

Beginning at a point in the dividing line between lands of Garret A. Hobart and lands of Luther C. Hall, said point being distant along said dividing line 36.70 feet Southerly from the Southerly line of the Pompton Road and running thence (1) along the Westerly line of Garret A. Hobart South 3 degrees 50 minutes 30 seconds West 66.29 feet; thence (2) still along lands of Garret A. Hobart South 11 degrees 15 minutes 30 seconds West 252.28 feet to a bend in the same; thence (3) still along lands of Garret A. Hobart South 34 degrees 2 minutes West 50.99 feet; thence (4) North 63 degrees 12 minutes West 50 feet; thence (5) North 58 degrees

8 minutes West 75 feet; thence (6) North 44 degrees 3 minutes East 151.70 feet to a corner of lands of Luther C. Hall; and thence (7) North 24 degrees 49 minutes 30 seconds East 203.83 feet to the place of beginning.

TENTH TRACT: Beginning at a point in the dividing line between lands of Garret A. Hobart and Albert Smith said point being the Southwest corner of lands of said Smith and being distant Southerly 183.37 feet from the Southerly line of the Pompton Road, and running thence (1) along the Southerly line of lands of said Smith South 75 degrees 31 minutes East 143.34 feet to lands of Shepherd; thence (2) along lands of Shepherd South 13 degrees 41 minutes 30 seconds West 184.86 feet; thence (3) South 32 degrees 44 minutes 30 seconds East 2.64 feet to lands of Louisa C. Berger; thence (4) along lands of said Berger and John Arians South 54 degrees 37 minutes 30 seconds West 306.39 feet to lands of the said Garret A. Hobart; thence (5) along lands of Garret A. Hobart North 31 degrees 24 minutes 30 seconds East 206.54 feet; and thence (6) still along lands of Garret A. Hobart North 11 degrees 15 minutes 30 seconds East 173.50 feet to the place of beginning.

Being the same premises (First and Second Tract) conveyed to Garret A. Hobart by Ralph J. M. Hall by deed bearing date April 14, 1916 and recorded in the Passaic County Register's Office in book R-25 of Deeds on page 459.

ELEVENTH TRACT: Premises situate in the Borough of Haledon in the County of Passaic and State of New Jersey.

Beginning in the Northeasterly line of Cedar Cliff

Avenue distant 75 feet Southeasterly from a point in the Southeasterly line of said Avenue said point being distant 49.18 feet on a course of South 43 degrees 30 minutes East from a Calaba Tree and being also distant 4.78 feet on a course of South 35 degrees West from a Tulip tree and running thence (1) North 34 degrees 2 minutes East 200 feet; thence (2) South 63 degrees 12 minutes East and parallel with Cedar Cliff Avenue 50 feet to lands of Garret A. Hobart; thence (3) along lands of Garret A. Hobart and parallel with the first course South 34 degrees 2 minutes West 200 feet to the Northeasterly line of Cedar Cliff Avenue; and thence (4) North 63 degrees 12 minutes West along the Northeasterly line of Cedar Cliff Avenue 50 feet to the place of beginning.

Being the same premises conveyed to Garret A. Hobart by Ralph J. M. Hall, single, by deed bearing date April 14, 1916 and recorded in the Passaic County Register's Office in book R-25 of Deeds for said County on page 461.

EXCEPTING from the above described property the following property conveyed to Katherine M. Hand:

Premises situate in the Borough of Haledon, in the County of Passaic and State of New Jersey.

Beginning at the point formed by the intersection of the center line of the Paterson and Pompton Road with the center line of the now or former Mountain Avenue, and running thence (1) North 61 degrees 52 minutes West along the said center line of the Paterson and Pompton Road shown on a map entitled "Map of property of Garret A. Hobart, situated at Haledon, N. J., Scale 1 inch = 100 feet, Wm. L. Whitmore,

C. E., December 26th, 1926", 726.31 feet to a point therein; thence (2) North 71 degrees 31 minutes West 471.30 feet; thence (3) North 18 degrees 29 minutes East at right angles to last mentioned course and along a line between two stone and concrete piers located on the Easterly side of the Main gateway of the Main driveway leading to the residence of the late Garret A. Hobart 125 feet to an iron pipe; thence (4) North 14 degrees 43 minutes 50 seconds West 615.56 feet to an iron pipe; thence (5) North 10 degrees 5 minutes 30 seconds East 844.83 feet to an iron pipe; thence (6) North 86 degrees 37 minutes 40 seconds East 1,554.69 feet to a brownstone monument in the boundary line between the Boroughs of North Haledon and Haledon, said brownstone monument being also in the center line of now or former Mountain Avenue; thence (7) South 3 degrees 13 minutes East along the center line of now or former Mountain Avenue 916.62 feet to a bend therein; thence (8) South 18 degrees 48 minutes West still along the same 518.92 feet to another bend therein; thence (9) South 29 degrees 48 minutes West still along the same 135 feet to a point therein that is also the center line of Lewis Street running east thereof; thence (10) South 27 degrees 19 minutes 17 seconds West still along the center line of now or former Mountain Avenue 681.43 feet to the center line of the Paterson and Pompton Road to the point or place of beginning.

Containing 65.3 acres according to a survey made by Charles D. Geiger, Professional Engineer and Land Surveyor successor to William Ferguson's Son, C. E., dated December 24, 1946.

There is reserved the right of the owner of the lands herein excepted to use the roadway from the junction of the roadway leading from the Main residence of the late Garret A. Hobart and the roadway leading from the residence of Katherine H. Hand, the present owner of the premises hereby excepted, to the public highway known as the Paterson and Pompton Road, which right shall be used in common for all roadway purposes by the party of the second part, its successors or assigns, and the said Katherine H. Hand her heirs and assigns.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity, which the said testator had in his lifetime, and at the time of his decease, and which the said parties of the first part have, by virtue of the said last will and testament, or otherwise, of, in and to the above-granted premises and every part and parcel thereof, with the appurtenances; excepting therefrom all movable household furniture, including books, plate and paintings and also trucks and automobiles with all accessories.

TO HAVE AND TO HOLD all and singular the above-granted premises, together with the appurtenances, and every part thereof, unto the said party of the second part, its successors and assigns forever.

And the party of the second part, its successors and assigns, does hereby, and by its acceptance of these

presents, covenant, promise and agree to and with the said parties of the first part, their heirs, executors, administrators, successors and assigns, that the said party of the second part, its successors and assigns, shall lease to Mrs. Katherine H. Hand the tenant house, with curtilage now used therewith, on that part of the property on the south side of Paterson and Pompton Public Road now occupied by an employee of said Katherine H. Hand, for a term of five (5) years with the privilege to Katherine H. Hand to renew same for two (2) further periods of five (5) years each at a monthly rental of thirty (\$30.) dollars per month; with the privilege to said Katherine H. Hand of terminating said lease on thirty (30) days notice.

Said party of the second part, for its successors and assigns, does hereby, and by its acceptance of these presents, covenant, promise and agree to and with the said parties of the first part, their heirs, executors, administrators, successors and assigns, that Caroline Frye Hobart shall have the privilege of retaining possession of said property hereby conveyed, without paying rental therefor, for a period of not exceeding six (6) months after the date of the passing of title to said property and payment of the purchase price.

And the said parties of the first part, for themselves, their heirs, executors, administrators, successors and assigns, do covenant, promise and agree to and with the party of the second part, that they are lawfully the executors of the last will and testament of said Carret A. Hobart and have power to convey as aforesaid, and have in all respects

acted, in making this conveyance, in pursuance of the authority granted in and by the said last will and testament; and that they have not made, done or suffered any act, matter or thing whatsoever, since they were executors as aforesaid, whereby the above-granted premises, or any part thereof, are, shall or may be impeached, charged or encumbered in any manner whatsoever.

IN WITNESS WHEREOF, the said Caroline Frye Hobart has hereunto set her hand and seal, and the said The Paterson Savings and Trust Company, has caused these presents to be signed by its Vice President, , and its corporate seal to be hereto affixed and attested by its Treasurer the day and year first above written.

Signed, sealed and delivered
in the presence of

Randal B. Lewis

Randal B. Lewis

Caroline Frye Hobart (L.S.)
Caroline Frye Hobart

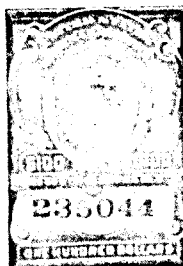
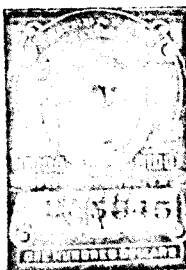
ATTEST:

Russell I. Yawger
Russell I. Yawger
TREASURER

The Paterson Savings and Trust Company

By *Norman Brassler*
Norman Brassler Vice Pres.

Executors of the Last Will and Testament of Garret A. Hobart, deceased.



Y49-258

STATE OF NEW JERSEY)
COUNTY OF PASSAIC) SS.

Be it remembered that on this 28th day of July, nineteen hundred forty-eight, before me, the subscriber, a Master in Chancery of New Jersey, personally appeared Caroline Frye Hobart, one of the executors of the Last Will and Testament of Garret A. Hobart, deceased, who, I am satisfied, is one of the grantors mentioned in the within instrument, to whom I first made known the contents thereof, and thereupon she acknowledged that she signed, sealed and delivered the same as her voluntary act and deed, for the uses and purposes therein expressed.

Randal B. Lewis

Randal B. Lewis
A Master in Chancery of New Jersey