

53282

This Indenture,

EG
19,288

Made the 13th day of July A. D. Nineteen Hundred and
Forty-eight
Between GILBERT C. MAISON and BERNICE MAISON, his wife, of the
City of Akron, in the County of Summit and State of Ohio

the Grantors
and ROMAN CATHOLIC DIOCESE OF NEWARK, a religious corporation of
the State of New Jersey having its principal office in the City of
Newark, in the County of Essex and State of New Jersey

\$33-00 REVENUE STAMPS

Witnesseth, that the grantor in consideration of One (\$1.00) Dollar the Grantee

lawful money of the United States, and other good and valuable considerations
to them paid by the grantee the receipt whereof is acknow-
ledged do by these presents grant, bargain, sell and convey unto the grantee and his successors
and assigns forever All those certain tracts or parcels of land and premises
hereinafter particularly described, situate, lying and being in the
Township of Mahwah, in the County of Bergen and State of New Jersey

FIRST TRACT: BEGINNING at a point formed by the intersection of the
center lines of Valley Road and Fike Road and running thence (1)
south 1 degree 3 minutes west, six hundred twenty four and thirty
three hundredths (624.33) feet to a point; thence (2) south 6 degrees
22 minutes west five hundred twenty seven (527) feet to a point;
thence (3) south 10 degrees 38 minutes east three hundred sixty five
and four tenths (365.4) feet to a point; thence (4) south 5 degrees
22 minutes west three hundred thirty and three tenths (330.3) feet
to a point; thence (5) south 27 degrees 12 minutes west four hundred
fifty two (452) feet to a point; thence (6) south 3 degrees 12 minutes
west four hundred four and eight tenths (404.8) feet to a point (the
last six mentioned courses being intended to describe a course along
the center line of Fike Road as presently constituted); thence (7)
South 75 degrees 45 minutes east fifteen and sixty eight hundredths
(15.68) feet to a point on the easterly side of Fike Road; thence (8)
south 3 degrees 12 minutes west, along the easterly side of Fike Road
seventy seven and two tenths (77.2) feet to a pipe; thence (9) north
78 degrees 7 minutes 30 seconds west three hundred thirty nine and
thirty three hundredths (339.33) feet to a point; thence (10) south
6 degrees 24 minutes 15 seconds west eight hundred fifty seven and
ninety eight hundredths (857.98) feet to a pipe; thence (11) south
43 degrees 38 minutes 48 seconds west five hundred seventeen and five
tenths (517.5) feet to a pipe; thence (12) south 1 degree 46 minutes
43 seconds east two thousand two hundred fifty six and eleven hun-
dredths (2256.11) feet through an oak tree to a cross on a rock
situated in the middle of a wood road; thence (13) south 51 degrees
37 minutes east fifty six and fifty two hundredths (56.52) feet to
a point; thence (14) south 71 degrees 20 minutes east eighty one and
forty five hundredths (81.45) feet to a point; thence (15) south 62
degrees 30 minutes east one hundred thirty six and four tenths
(136.4) feet to a point; thence (16) south 36 degrees 15 minutes
east seventy eight and two tenths (78.2) feet to a pipe; thence (17)
south 30 degrees 15 minutes west one hundred thirty five and ninety

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five hundredths (135.95) feet to a pipe; thence (18) north 59 degrees 30 minutes west five hundred sixteen and one tenth (516.1) feet to a pipe; thence (19) south 15 degrees 22 minutes west three hundred nine (309) feet to a pipe; thence (20) south 5 degrees 27 minutes west six hundred thirty eight and seventy five hundredths (638.75) feet to a pipe; thence (21) north 65 degrees 27 minutes west four hundred four and one tenth (404.1) feet to a pipe; thence (22) north 44 degrees 4 minutes 44 seconds west two thousand fifty and thirty four hundredths (2050.34) feet to a pipe; thence (23) north 43 degrees 16 minutes 30 seconds east nine hundred ninety three (993) feet to a pipe; thence (24) north 42 degrees 5 minutes 33 seconds east nine hundred eighty seven and eighty one hundredths (987.81) feet to a pipe; thence (25) north 49 degrees 49 minutes 5 seconds west one thousand fifty seven and sixty one hundredths (1057.61) feet to a pipe; thence (26) north 42 degrees 46 minutes 54 seconds east nine hundred eighty three and fifty three hundredths (983.53) feet to a pipe in a stone pile; thence (27) north 44 degrees 1 minute 20 seconds east five hundred fourteen and eight tenths (514.8) feet to a pipe; thence (28) north 6 degrees 55 minutes 40 seconds west eight hundred fifty six and fifteen hundredths (856.15) feet to a mocha nut tree; thence (29) south 73 degrees 58 minutes 25 seconds east seven hundred fifty three and one tenth (753.1) feet to a pipe; thence (30) north 44 degrees 1 minute 20 seconds east six hundred sixty two and forty three hundredths (662.43) feet to a pipe; thence (31) north 51 degrees 47 minutes west eight hundred forty five and eight hundredths (845.08) feet passing through an old iron axle located near the southern side of Valley Road to a point in the middle of Valley Road; thence (32) north 62 degrees 3 minutes east, approximately two hundred forty six (246) feet to a point; thence (33) north 64 degrees 50 minutes east three hundred seventeen and five hundredths (317.05) feet to a point; thence (34) north 72 degrees 25 minutes east three hundred seventy one and fifty five hundredths (371.55) feet to a point; thence (35) north 52 degrees 8 minutes east three hundred fifty four and four tenths (354.4) feet to the point or place of BEGINNING. (The last four mentioned courses being intended to describe a course along the center line of Valley Road as presently constituted), containing 206.187 acres more or less, in accordance with a survey dated May 1938, made by Rudolph Schweizer, C. E., Ramsey, New Jersey.

SUBJECT to the right and privilege reserved to Vera E. Alker and Carroll B. Alker, her husband, and Rita K. White and Julius A. White, her husband, their heirs and assigns, to erect and maintain suitable poles on that part of the above described premises which runs along the west side of Fike Road as now or hereafter constituted for the purpose of carrying telephone, electric light and power lines and to erect, install and maintain such lines.

SUBJECT also to public and private rights, if any, in and to an old wood road mentioned in the 12th course referred to above and running along the 13th, 14th, 15th, 16th and partly along the 17th course referred to above.

Title to a small triangle along the 19th and 20th courses is not intended to be included in the deed.

SECOND TRACT: BEGINNING at the northwesterly corner of said lot, at a large rock, and in a corner of land now or formerly of Van Rhoden, and running thence (1) south 85 degrees 30 minutes east, along said Van Rhoden property, twelve chains and thirty-three links; thence (2) still along land now or formerly of Van Rhoden, south 87 degrees east, thirteen chains to a hickory tree in line of land of Kip; thence (3) south 47 degrees 45 minutes east along land now or formerly of Kip, eleven chains and ninety four links to a stone heap and lands now or formerly of Martin Pulis; thence (4) south 89 degrees west, along land now or formerly of Pulis, twenty three chains and fifty three links to a marked black oak tree; thence (5) still along land now or formerly of Pulis south 23 degrees 30 minutes west, four chains and fifteen links, to a marked dogwood tree; thence (6) still along said Pulis property, south 46 degrees east one chain and fifty links; thence (7) still along said Pulis property, south 79½ degrees east eight chains and ninety five links to a corner of land conveyed to James and Abraham Pulisfelt by John P. Post and wife, by deed recorded in Book O of Bergen County Deeds page 406; thence (8) south 19 degrees west along lands conveyed by John P. Post as aforesaid five chains and sixty five links; thence (9) south 21 degrees west eleven chains and six links to a corner of land conveyed to Andrew A. Terhune by Henry Degroff and wife by deed dated April 10, 1848 and recorded in Book L-4 of Bergen County deeds, page 173; thence (10) along said Degroff tract, north 69½ degrees west five chains and forty links, more or less to a poplar sapling in the northwest corner of land conveyed to Andrew A. Terhune as aforesaid; thence (11) still along land now or formerly of Terhune south 21½ degrees west three chains and fourteen links to a stone heap

near a white wood tree in the northeast corner of land conveyed to John Young by James Young and wife by deed recorded in book U-4 of Bergen County Deeds, page 271; thence (12) along the lands conveyed to John Young as aforesaid north, 53 degrees west eight chains and fifty four links to a stake and stone heap on the east bank of Fike Brook; thence (13) southerly, along the said Fike Brook, the several courses thereof, to a marked birch tree on the western bank distant ninety three links from a basswood tree, near the northwesterly corner of a private bridge; thence (14) north 87½ degrees west eight chains fifteen links to the public road; thence (15) along said road, south 11½ degrees west, two chains and sixteen links to land formerly of Ward and later, probably Van Houten; thence (16) north 47 degrees west along said Ward property fourteen chains and seventy three links to a stake and stone heap and corner of lands formerly of Peter DeBaum, and later, probably of John Van Horn; thence (17) north 42 degrees east along said DeBaum property seven chains and eighty five links to a basswood tree; thence (18) still along said DeBaum property north 3½ degrees east thirteen chains and four links; thence (19) still along said DeBaum property south 79½ degrees east five chains and twenty links to the east side of the public road; thence (20) along said road south 1½ degrees west one chain and seventeen links; thence (21) north 79½ degrees east four chains and ninety five links; thence (22) along land now or formerly of DeBaum north, 42½ degrees east, three chains more or less, to the southwest corner of the first tract of land described in a deed made by James Young and wife to Jacob P. Young recorded in Book M-5 of Bergen County Deeds page 18; thence (23) along land now or formerly of Van Rhoden north 5 degrees 30 minutes east five chains and thirty links to the place of beginning.

TOGETHER with all the right, title and interest of the parties of the first part in any lands which may exist between the above described boundary lines and the boundary lines of owners of adjoining lands if any there be, it being expressly understood however that the covenants contained in this deed shall not cover the same.

SUBJECT to the rights, public and private, in and to that portion of Valley Road and Fike Road included in or bordering on the above described tracts.

SUBJECT also to the rights of neighboring owners in any brook, stream, water course or ditch crossing, bounding or touching any portion of the above described tracts.

SUBJECT also to covenants and restrictions of record, if any, affecting said premises, and to all governmental laws, ordinances and regulations regarding the use of said premises.

SUBJECT also to the rights of utilities to install poles, wires, mains, appurtenances and connections in, upon and over the streets in front of said premises.

SUBJECT also to any state of facts that an accurate survey and inspection of the premises would disclose.

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ALEXANDER ALLAN
COUNTY CLERK

Together with the appurtenances, and also all the rights, title and interest of the grantors of, in or to the same. To Have and to Hold the same unto the grantees, its successors and assigns, to their own use forever.

And the said GILBERT C. MAISON and BERNICE MAISON

for themselves, their heirs, executors and administrators, do covenant and agree with the said grantees, its successors and assigns:

(1) That the title to said premises is vested in fee simple absolute in the said GILBERT C. MAISON and BERNICE MAISON

(2) That the said GILBERT C. MAISON and BERNICE MAISON

have lawful authority to grant, bargain, sell and convey the same in form aforesaid.

(3) That the grantees, its successors and assigns may forever peaceably and quietly hold, possess and enjoy the same against every person lawfully claiming the same.

(4) That the same are now free and clear of all encumbrances whatsoever, except as aforesaid.

(5) That the grantors and their heirs, and all persons lawfully claiming under them any interest in said premises, shall and will at any time hereafter, upon the request and at the cost of the grantees, its successors or assigns, execute all further conveyances that shall be reasonably required.

(6) And the said GILBERT C. MAISON and BERNICE MAISON, their

heirs, the above described premises, and every part thereof with the appurtenances unto the grantees, its successors and assigns against the grantors and their heirs, and against all persons lawfully claiming the same shall and will remain and by these presents forever defend.

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

James M. Math

Gilbert C. Maison

Bernice Maison



State of New Jersey }
County of BERGEN } ss:

It is Remembered, That on this 13th day of July in the year of our Lord One Thousand Nine Hundred and Forty eight before me the subscriber, an Attorney at Law of New Jersey

personally appeared GILBERT C. MAISON and BERNICE MAISON, his wife

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

James M. Muth
James M. Muth
An Attorney at Law of New Jersey

I HEREBY CERTIFY THIS TO BE A TRUE COPY OF THE INSTRUMENT AS PRESENTED FOR RECORDING.

Clayton B. ...
COUNTY CLERK, BERGEN COUNTY, N. J.

112-837

RECORDED
JULY 13 1948

GILBERT C. MAISON and BERNICE MAISON, his wife

TO

Church

ROMAN CATHOLIC DIOCESE OF NEWARK, a religious corporation

Dated, July 13, 19 48

Subscribed in the Office of
the County of on
this day of A.D.,
19 at o'clock, in the noon
and Recorded in Book of DEEDS
for said County, on page

NEW JERSEY REALTY TITLE
INSURANCE COMPANY
200 BRAD STREET
NEWARK 1, N. J.

Received 11 A. M. Mail