

715- 017462

BOOK 2953 PAGE 96

APR 12 DEED

THIS INDENTURE, made the eleventh day of April, in the year One Thousand Nine Hundred and Forty-nine,

Between THE ESTATE OF WILLIAM WALTER PHELPS, a corporation of the State of New Jersey, having its principal office in the City of Hackensack in the County of Bergen and State of New Jersey, party of the first part;

And THE TOWNSHIP OF TEANECK, in the County of Bergen, a Municipal Corporation of the State of New Jersey, party of the second part:

Witnesseth, that the said party of the first part, for and in consideration the sum of One Dollar (\$1.00) and other good and valuable considerations, 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 its successors and assigns, forever,

ALL those certain tracts or parcels of land and premises, situate, lying and being in the Township of Teaneck, County of Bergen and State of New Jersey, described as follows:

First Parcel: Beginning at a point in the northerly line of New Jersey State Highway Route #4, at the dividing line between The Township of Teaneck and the City of Englewood, which point is the southwest corner of the first tract of lands conveyed by The Estate of William Walter Phelps, a New Jersey corporation, to

NO REVENUE STAMPS

Frank A. Leers, Inc. by Deed dated December 15, 1938, and recorded in Book 2143 of Deeds, page 339 &c.; running thence (1) westerly, along said northerly line of New Jersey State Highway Route #4, the various courses and distances described in Deed from The Estate of William Walter Phelps, a New Jersey corporation, to the State of New Jersey, dated February 5, 1935, and recorded in Book 1951 of Deeds, pages 441 &c., to its intersection with the lands now or formerly of Dietrich Tietjen; thence (2) Northerly, along said lands now or formerly of Tietjen, One Hundred Forty (140) feet, more or less, to its intersection with the southerly line of Alfred Street; thence (3) Easterly, in a straight line, to the northwest corner of land conveyed to Frank A. Leers, Inc., by deed aforesaid; thence (4) Southerly, along said land of Leers, being the division line between the City of Englewood and The Township of Teaneck, One Hundred Twenty-six and Thirty Hundredths (126.30) feet to the northerly line of Route #4, and the point or place of beginning.

Second Parcel: Beginning at a point in the southerly line of New Jersey State Highway Route #4, at the dividing line between The Township of Teaneck and the City of Englewood, which point is the northwest corner of the second tract of lands conveyed by The Estate of William Walter Phelps, a New Jersey corporation, to Frank A. Leers, Inc., by Deed dated December 15, 1938, and recorded in Book 2143 of Deeds, page 339 &c., running thence (1) Westerly, along said southerly line of New Jersey State Highway Route #4, the various courses and distances described in Deed from The Estate of William Walter Phelps, a New Jersey corporation, to the State of New Jersey, dated February 5, 1935, and recorded in Book 1951 of Deeds, pages 441 &c., to the end of the tenth course in Parcel 56-C-1 described in said Deed to the State of New Jersey;

thence (2) Southerly, parallel with the center line of the existing 21" trunk line sanitary sewer, One Hundred Sixty and Thirty-one Hundredths (160.31) feet to a point which is distant Three Hundred Twenty-nine and Forty-four Hundredths (329.44) feet easterly at right angles from said 21" sewer; thence (3) Westerly, at right angles to the last course, Seventy-nine and Forty-four Hundredths (79.44) feet to a point which is Two Hundred Fifty (250) feet distant easterly at right angles from said 21" sewer; thence (4) Southerly, parallel with said 21" sewer and distant Two Hundred Fifty (250) feet easterly at right angles from the center line thereof, Nineteen Hundred Forty-five (1945) feet, more or less, to the center line of Cedar Lane; thence (5) Easterly, along the center line of Cedar Lane and continuing along the northerly side of lands now or formerly of the Van Buren Land Company, Twelve Hundred Thirty (1230) feet, more or less, to the dividing line between The Township of Teaneck and the City of Englewood; thence (6) Northerly, along said dividing line between The Township of Teaneck and the City of Englewood and along the line of lands conveyed to Frank A. Leers, Inc., by Deed aforesaid, to the southerly line of New Jersey State Highway Route #4 and the point or place of beginning.

Both of the above parcels are SUBJECT to statutory, municipal requirements and zoning laws relating to lands and buildings, their use and construction; to such state of facts as an accurate survey of the property would disclose; to the rights of adjoining owners, if any, in any stream, ditch or culvert, crossing, abutting or adjoining the above described lands and premises, and to all slope, drain and ditch rights granted to the State of New Jersey, by two certain deeds, one made by Charles H.

Plenty, as Receiver of the Phelps Manor Realty Company, a New Jersey corporation, dated September 26, 1932, and recorded in Book 1852 of Bergen County Deeds, page 322, and the other made by The Estate of William Walter Phelps, a New Jersey corporation, dated February 5, 1935, and recorded in Book 1951 of Bergen County Deeds, pages 441 &c.

Parcel Number Two is also SUBJECT to the right-of-way of the Hackensack Water Company in and to an easement over the premises described in certain proceedings instituted in the New Jersey Supreme Court for the purpose of condemning lands of the Phelps Manor Realty Company and others.

Third Parcel: All right, title and interest, if any, in and to ALL those lots, tracts or parcels of land and premises, situate, lying and being in The Township of Teaneck, County of Bergen and State of New Jersey, being shown and designated on a certain map entitled "Manordome, West Englewood Manor, Teaneck, N.J., Supplementary Map of Northwest Division, Hudson West Shore Realty Syndicate, Inc.", which map was filed in the Bergen County Clerk's Office on May 9, 1927, as Map # 2260, as Lots numbered 10, 13, 23 and 24 in Block 106-H, Lots 14, 19 and 20 in Block 106-G, and Lot 19 in Block 106-F, EXCEPTING THEREFROM so much of said Lots as is described in Release of Part of Mortgaged Premises made by The Estate of William Walter Phelps, a New Jersey corporation, to the State of New Jersey, dated July 7, 1931, and recorded in the Bergen County Clerk's Office in Book 123 of Releases of Mortgaged Premises, page 491. SUBJECT to statutory, municipal requirements and zoning laws relating to lands and buildings, their use and construction; to such state of facts as an accurate survey of the property would disclose; to the rights of adjoining owners, if

any, in any stream, ditch or culvert, crossing, abutting or adjoining the above described lands and premises, and to all slope, drain and ditch rights granted to the State of New Jersey by any former owners of the said property, and such outstanding tax liens or other municipal encumbrances against Lots 23 and 24 in Block 106-H aforesaid.

Fourth Parcel: All right, title and interest, if any, in and to the following described premises in The Township of Teaneck aforesaid, beginning in the northeasterly line of Cedar Lane at its intersection with the division line between the City of Englewood and The Township of Teaneck; running thence (1) northeasterly along the said division line between the City of Englewood and The Township of Teaneck 110 feet, more or less, to the southerly line of lands belonging to the Estate of William Walter Phelps, a corporation of the State of New Jersey; thence (2) westerly along the southerly line of lands belonging to The Estate of William Walter Phelps 460 feet, more or less, to the said northeasterly line of Cedar Lane; and thence (3) southeasterly along the said northeasterly line of Cedar Lane 460 feet, more or less, to the place of beginning, the said premises being part of Lot 1 in Block 521 as laid out on the Assessment Map of the Township of Teaneck for the year 1930, and now known as Lot 2 in Block 521 on the Assessment Map of the Township of Teaneck.

RESERVING AND EXCEPTING from Parcels #2 and #4, the right or rights of The Estate of William Walter Phelps, a New Jersey corporation, and any other person or persons for his and their benefit and advantage, in common with the said The Estate of William Walter Phelps, at all times to pass and repass on foot or with animals, vehicles, loads or otherwise, to and fro and to

construct, lay, repair and maintain (over or beneath the surface of the soil) all necessary and desirable pipes and conduits for sewers, gas, water, telephone and electricity, in, over, through and upon a part of the premises hereby conveyed 50 feet in width running along and contiguous to the Teaneck-Englewood line from the northerly line of Cedar Lane to a point 50 feet north of the Hackensack Water Company right-of-way.

SUBJECT to the further restriction, which shall run with the land, that all of the land above conveyed shall be used only for public park purposes. It is understood and agreed, however, that if either the United States of America, or the State of New Jersey, or the County of Bergen, or any political sub-division of the State of New Jersey, or any governmental agency of the United States, or any governmental agency of the State of New Jersey should purchase or condemn and take any part of the property herein described, the grantor herein, or its successors, or assigns, shall not be entitled to receive any portion of the purchase price paid for the said property, or any portion of any award made for the property if taken in any condemnation proceeding; it being understood and agreed that the entire amount of any purchase price or any award shall be due and payable to the grantee herein, or its successors or assigns.

TOGETHER with all and singular the houses, buildings, trees, 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.

TO HAVE AND TO HOLD, all and singular the above de-

RECEIVED  
BERGEN COUNTY

APR 12 10 50 AM '49

ALEXANDER ALLAH  
COUNTY CLERK

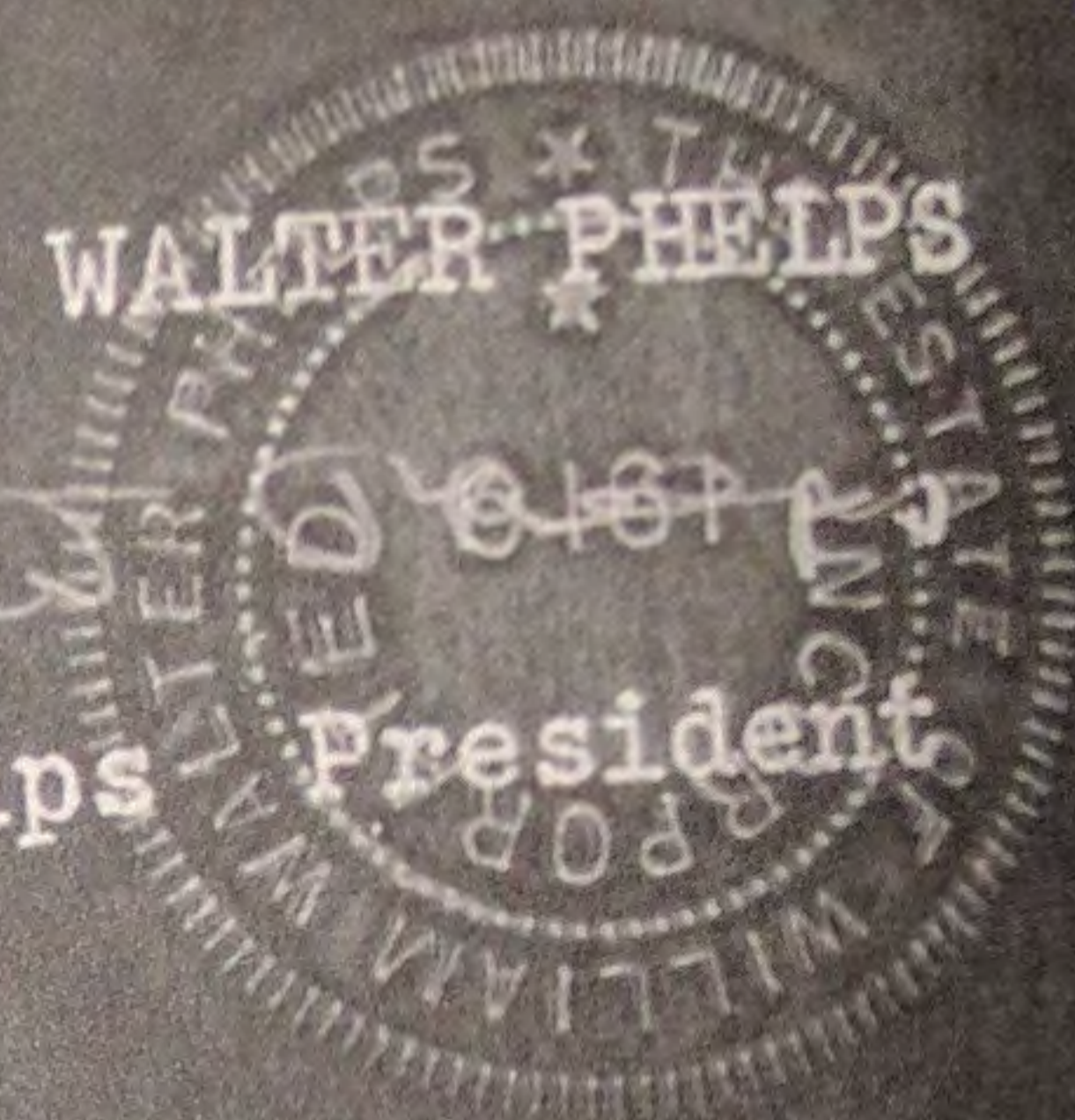
scribed land and premises, with the appurtenances, unto the said party of the second part, its successors and assigns, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be signed by its President and its corporate seal to be hereto affixed, the day and year first above written.

ATTEST:

*W. Rand Jones*  
W. Rand Jones, Secretary

THE ESTATE OF WILLIAM WALTER PHELPS  
by *Wm. Walter Phelps*  
Wm. Walter Phelps, President



STATE OF NEW JERSEY )  
COUNTY OF BERGEN ) SS:

BE IT REMEMBERED, that on this 11th day of April, in the Year One Thousand Nine Hundred and Forty-nine, before me, the subscriber, a Notary Public of New Jersey, personally appeared W. RAND JONES, who, being by me duly sworn, on his oath doth depose and make proof to my satisfaction, that he is the Secretary of THE ESTATE OF WILLIAM WALTER PHELPS, a corporation of the State of New Jersey, the Grantor named in the within instrument; that Wm. Walter Phelps 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 to and subscribed )  
before me, at Hackensack, )  
N.J., the date aforesaid. )

*W. Rand Jones*  
\_\_\_\_\_  
(W. Rand Jones)



*William Jones*  
\_\_\_\_\_

WILLIAM JONES  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires July 19, 1949

I HEREBY CERTIFY THIS TO BE A TRUE COPY OF THE INSTRUMENT AS PRESENTED FOR RECORDING.  
*Alexander Deane*  
COUNTY CLERK, BERGEN COUNTY, N. J.