

Copy
DEED.

From

MARY E. STELL

-to-

STATE OF NEW JERSEY.

The within deed approved as to
form and execution.

Theodore Backes

for the Attorney General
of New Jersey

Dated, October

1925.

Oct. 9/25

Recorded 11-21-25
Book 570 deeds
pages 442 etc

Memorandum.

The following is supposedly a copy of part of the deed of Joseph Tomlinson to Elias Kellar given to me by Dr. Kummel:

Beginning at Tomlinson's in middle of creek in James Burroughs' line south $36^{\circ} 45'$ East 4.95 chains (326.7 ft.) to a stone; thence south $25^{\circ} 30'$ West 2.72 chains (179.5 ft.) to a walnut tree marked; thence north $51^{\circ} 45'$ West 2.6 chains (171.6 ft.) to a maple near the creek and thence to middle of the creek in James Burroughs' line, to place of beginning.

The attached sketch, Dr. Kummel believes, was made by either Mr. Plummer or Mr. Lee following a rough survey which they made of the area several years ago. It will be noticed that there is a great discrepancy in the direction of the line at the south end of the property running from stone southwest to walnut tree. Dr. Kummel advises that we start at the stone at the southeast corner of the property and run line as near as possible in line with the two telegraph poles bordering the river road and yet keeping closely to the direction stated in the Kellar deed. Once this line is thus located, then set off the interior angle between this line and the northwest line running to the creek, then run this line and see how closely the distance checks with that given in the deed, the object being to keep as closely as possible to the original distances and directions given in the deed, yet try to coincide with the corners and lines recognized by the present owner of the property.

E. L. Small

Assistant Forester.

July 21, 1924.

THIS INDENTURE, made this Eighth day of October, in the year of our Lord one thousand nine hundred and twenty-five, Between MARY E. STEEL (unmarried), of the Village of Titusville, Mercer County, New Jersey, party of the first part, and STATE OF NEW JERSEY, party of the second part, WITNESSETH, that the said party of the first part in consideration of the sum of fifty-six hundred dollars, and other valuable consideration hereinafter mentioned, lawful money of the United States of America, to her, the said party of the first part, in hand well and truly paid by the said party of the second part, before the sealing and delivery of these presents, the receipt whereof the said party of the first part doth hereby acknowledge, has granted, bargained and sold, aliened, released, conveyed and confirmed and by these presents does grant, bargain and sell, alien, release, convey and confirm unto the said party of the second part, and its successors and assigns, all that certain lot, tract or parcel of land, situate, lying and being in the Village of Titusville, Township of Hopewell, Mercer County, New Jersey, butted and bounded as follows, via: BEGINNING at Tomlinson's corner in the middle of the creek and in James Burroughs' line; thence with said Tomlinson's line South thirty-six degrees and three-quarters east four chains and ninety-five links to a stone corner to said Tomlinson's; thence with their line South fifty-two degrees and a half west two chains and seventy-two links to a Walnut tree marked for a corner; thence still with their line North fifty-one degrees and three-quarters west two chains and sixty links to a maple tree near the creek and from thence to the middle of the creek, and thence up the middle of said creek with James Burroughs' line the several courses thereof to the place of Beginning.

Containing one acre and one eighth part of an acre of land be the same more or less.

Being the same premises conveyed to John Steel by Elias Keller and wife, by deed dated March 25th, 1840, and recorded in Mercer County Clerk's office in Book B. of Deeds, pages 517, 518 and 519 and of which said lands and premises the said John Steel dies seized intestate, on the 29th day of March, 1879, leaving him surviving Charles J. Steel his only child and heir at law, to whom the said land and premises descended, and the said Charles J. Steel did on the 12th day of January, 1918, die seized intestate of said lands leaving him surviving his only child and heir at law the said Mary E. Steel, party of the first part hereto, to whom said lands and premises descended.

This conveyance is made and accepted with the understanding and agreement between the parties hereto that the said Mary E. Steel, party of the first part hereto, hereby reserves for the term of her natural life the use of the dwelling house and barn erected on said lands, together with so much of said above described land as is now used by her for the purpose of growing and cultivating vegetables and flowers; said premises so reserved by her to be used and occupied by her personally as a dwelling place and home and for no other purpose; no obligation, however, to maintain, repair or replace any of such buildings or to keep the same in habitable condition by the State of New Jersey is hereby implied, but any such repairs and replacements that may become necessary to make the premises habitable for the party of the first part the same to be made by her at her own expense.

Together with all and singular the buildings, improvements, ways, woods, waters, water-courses, 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,
both in law and equity, of her the said party of the first part,
in and to the said premises; with the appurtenances; To have
and to hold said lot, tract, or parcel of land, hereditaments and
premises hereby granted, and every part and parcel thereof, with
the appurtenances, unto the said party of the second part, and its
successors and assigns, to its own proper use, benefit and behoof
of it the said party of the second part, and its assigns forever.

And the said Mary E. Steel, party aforesaid of the
first part, for herself, her heirs, executors and administrators,
doth hereby covenant, promise and grant to and with the said
State of New Jersey, party of the second part, and its assigns -
That, at the time of the sealing and delivery hereof, she the said
party of the first part, is seized in her own right of an
absolute and indefeasible estate of inheritance, in fee-simple,
of and in all and singular the premises hereby granted, with the
appurtenances, and has good right, full power and sufficient
authority in the law to grant, bargain, sell and convey the same
unto the said party of the second part, and its assigns forever,
according to the true intent and meaning of those presents; And
also, that it shall and may be lawful for the said party of the
second part, and its assigns, at all times forever hereafter,
peaceably and quietly to have, hold, use, occupy, possess and
enjoy the said premises, with the appurtenances, and every part
and parcel thereof, without the lawful let, suit, eviction,
interruption or disturbance of the said party of the first part,

her heirs or assigns, or any other person or persons whomsoever
lawfully claiming or to claim the same, subject, however,
to the reservation above mentioned; and that the said premises are
free and clear and freely and clearly acquitted and discharged of
and from all former mortgages, judgments, executions, and of and
from all other encumbrances whatever:

And lastly, That she, the said party of the first part,
her heirs, all and singular, the said lot, tract or parcel of
land, hereditaments and premises hereby granted, with the
appurtenances unto the said party of the second part, and its
assigns, against her the said party of the first part, and her
heirs and against all and every other person or persons whomsoever
lawfully claiming or to claim the same, shall and will warrant and
forever defend.

IN WITNESS WHEREOF, the said party of the first part,
has hereunto set her hand and seal the day and year first above
written.

Mary E. Steel (Seal)

Signed, sealed and delivered
in the presence of

Edwin C. Long

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the said Court, at Trenton, New Jersey, this 15th day of October, 1925.

STATE OF NEW JERSEY.)
 : ss.
COUNTY OF MERCER.)

BE IT KNOWN, That on the Eighth day of October, in the year of our Lord one thousand nine hundred and twenty-five, before the subscriber, a Master in Chancery of the State of New Jersey, personally appeared Mary E. Steel (unmarried), who is, I am satisfied, the grantor mentioned in the foregoing Deed of Conveyance, and the contents thereof being by me first made known unto her, she did thereupon acknowledge that she signed, sealed and delivered the same as her voluntary act and deed, for the uses and purposes therein expressed.

Edwin C. Long
M.C.C. of N.J.