

This Indenture,

Made the 17th day of July, in the year of Our
Lord one thousand nine hundred and twenty-three

Between

Isidor P. Strittmatter, doctor of medicine, and Marie, his wife

of the _____ of _____ in the County of _____
and State of _____ party of the first part,

And

The Board of Conservation and Development on behalf of the
State of New Jersey

a body corporate of the State of _____ New Jersey party of the second part,

Witnesseth, That the said party of the first part, for and in consideration of

\$10,000.00

lawful money of the United States of America, to them 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, have given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed, and by these presents do^{es} give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said party of the second part, its successors and assigns forever, **All** that farm or certain

tract ~~or parcel~~ of land and premises, hereinafter particularly described, situate, lying and being in the _____ Township of _____ Hopewell in the County of _____ Mercer and State of _____ New Jersey, butted and bounded as follows:

BEGINNING at the River Delaware, corner to Bernard Taylor, thence with Taylor's line north fifty-two degrees and thirty minutes east, twenty three chains and eighty links to a stone, corner to said Taylor; thence, with his line, north thirty-nine degrees and thirty minutes east twenty-one chains and four links to a stone; thence, North forty-three degrees east, twenty seven chains and twenty nine links to the middle of a small run of water in James' Burrough's line, the several courses thereof to the River Delaware, thence down the said river seventeen chains and twenty links to the beginning - containing within the said bounds aforesaid one-hundred and twenty-three acres of land, more or less.

EXCEPTING and reserving out of this present conveyance, a lot of land sold to Elias Keller as by reference to deed bearing Anno Domini 1878, also so much of said premises as were sold to the Delaware and Raritan Canal Company for the use of said feeder, and all the right and privilege of fishing on said premises as conveyed by deed to the Taylorville Bridge Co., by Joseph B. Tomlinson, deceased, late of the place aforesaid.

ALSO the free full and unobstructed right of way over the tract of land mentioned and described in a certain deed made by Bernard Taylor to James B. Tomlinson, bearing date the fourth day of September in the year eighteen hundred and forty-three, and recorded in the Clerk's office of the County of Mercer in book F of deeds, page 146 in as full and ample a manner as in said deed granted, that is to say, over all that tract of land of the said Bernard Taylor situate in the Township of Hopewell, in the County of Mercer aforesaid, lying and being within the distance of twelve feet on each side of a center line beginning on each side of a center line beginning at a lower gate post now standing in the line fence between said James B. Tomlinson's and said Bernard Taylor, fifty-three feet in an easterly

direction from the east corner of said Tomlinson springhouse; and running thence in a straight line to a point in a small ravine about midway between the line of said Tomlinson and the public road leading from Taylorville to Pennington, which point is thirty-five feet down said ravine from a small buttonwood tree standing at the upper end of a small stone bridge; thence in the same direction southeasterly towards the middle of the bridge for the public road over the brook which divides the land of said Bernard Taylor from land formerly of Scudder Hoff, deceased, until it strikes the public road leading from Taylorville to Trenton.

ALSO EXCEPTING and reserving out of this present conveyance, all that certain tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the Township of Hopewell, County of Mercer and State of New Jersey, bounded and described as follows, beginning at a point in the road from Washington Crossing to Titusville on the easterly side of the Delaware and Raritan Canal Feeder, said point being distant five hundred and ninety-one and one-half feet southerly (measured along the middle of said concrete pavement) from a point where the middle line of said pavement intersects the middle line of a stone culvert under said road at the northerly boundary line of the property of Isidor P. Strittmatter and runs thence (1) easterly and at right angles to said concrete pavement, five hundred and fifty feet to a point, thence (2) northerly and parallel to said concrete road about eight hundred and sixty five feet to a point in the middle of the brook bounding the northerly line of land of said Isidor P. Strittmatter, thence (3) westerly along the middle of said brook the several courses thereof to a point fifteen feet easterly from the middle of said concrete road aforesaid; thence (4) southerly and parallel to the middle of said concrete road aforesaid about five hundred and ninety-five feet to the point of beginning. Conveyed by the said Isidor P. Strittmatter, to the said Diocese of Trenton, by deed recorded in Mercer County Clerk's office.

ALSO, EXCEPTING a parcel of land containing two and forty-one hundredths (2.41) acres conveyed by the said Isidor P. Strittmatter to the said Diocese of Trenton by deed dated April 11, 1924, and recorded in volume 470 of deeds, pages 288 etc. in the Mercer County Clerk's office.

ALSO, EXCEPTING and reserving out of this present conveyance, all those two certain tracts of land at Washington's Crossing, New Jersey, bounded and described as follows according to the magnetic bearing recorded in deed by Alstyn D. Blackwell to the State of New Jersey, dated January 4, 1912, said land being situate in the township of Hopewell, in the county of Mercer and State of New Jersey, more particularly described as follows:

First tract: Beginning at a stone in the southeast line of lands of Isidor P. Strittmatter, said stone being the most northerly corner of lands now or formerly of Austin C. Cooley, and the most westerly corner of lands of the State of New Jersey, thence (1) North fifty-five degrees, twenty minutes east, forty-three feet along the line between the land of Strittmatter and the State of New Jersey to a stake; thence (2) north nineteen degrees east one hundred and eight feet to a stake; thence (3) north eighteen degrees west two-hundred feet to a stake; thence (4) south eighty-seven degrees west two hundred and eighty feet to a stake; thence (5) south sixty degrees west two hundred and ten feet, crossing the county road to a point in the line of Delaware & Raritan Canal Feeder, belonging to the Pennsylvania Railroad, approximately forty feet east of the canal bank; thence (6) along the Pennsylvania railroad line south twenty-eight degrees east four hundred and twenty five feet to a stake at the intersection of the line of the railroad right-of-way with Strittmatter's southeast line; thence (7) north fifty-five degrees, twenty minutes east three hundred and eight feet along Strittmatter's southeast line, again crossing the county road, to point of beginning containing three and seventy-three one-hundredth's acres more or less, including the county road dedication.

Second tract: Beginning at the intersection of the line of the Pennsylvania Railroad westerly right-of-way and the southeastern line of Strittmatter's land, said point being approximately south fifty-five degrees twenty minutes west seventy feet from the canal bank, and one hundred and twenty feet from the seventh corner of the first tract described above; thence (1) north twenty-nine degrees west four hundred and thirty-two feet along the line of the railroad right-of-way to a stake at its intersection with the continuation of the northwestern line of first tract described above; thence (1) north twenty-nine degrees west four hundred and thirty-two feet along the line of the railroad right-of-way to a stake at its intersection with the continuation of the northwestern line of first tract described above; thence (2) south sixty degrees west two hundred and sixty feet across a public road to a stake on the bank of the Delaware River, thence (3) south thirty degrees east four hundred and fifty feet, along the bank of the Delaware River to a point in Strittmatter's southeasterly line; thence (4) north fifty-five degrees twenty-minutes east two hundred and sixty feet along Strittmatter's southeast line, again crossing a public road to point of beginning, containing two and sixty eight hundredths acres more or less, including the road; conveyed by the said Isidor P. Strittmatter to the said Board of Conservation and Development.

It being the intention of the parties of the first part to hereby grant, sell and convey to the party of the second part, its successors and assigns, the remainder of the land now owned by the said parties of the first part exclusive of such conveyances as the parties of the first part have heretofore made by former deeds now duly recorded.

Together with all and singular the houses, buildings, trees, ways, waters, profits, privileges, and advantages, with the appurtenances to the same belonging or in any wise 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 described 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: and the said

Isidor P. Strittmatter, doctor of medicine and Marie, his wife

do for themselves, their heirs, executors and administrators, covenant and agree to and with the said party of the second part, its successors and assigns, that they the said

Isidor P. Strittmatter and Marie, his wife

the true, lawful and right owner^s of all and singular the above described land and premises, and of every part and parcel thereof, with the appurtenances thereunto belonging; and that the said land and premises, or any part thereof, at the time of the sealing and delivery of these presents, are not encumbered by any mortgage, judgment, or limitation, or by any encumbrance whatsoever, by which the title of the said party of the second part, hereby made or intended to be made, for the above described land and premises, can or may be changed, charged, altered or defeated in any way whatsoever.

And also that the said party of the first part now ^{has} good right, full power and lawful authority, to grant, bargain, sell and convey the said land and premises in manner aforesaid;

And also, that

Isidor P. Strittmatter and Marie, his wife

will **Warrant**, secure, and forever defend the said land and premises unto the said party of the second part, its successors and assigns, forever, against the lawful claims and demands of all and every person or persons, freely and clearly freed and discharged of and from all manner of encumbrance whatsoever.

In Witness Whereof, the said party of the first part have hereunto set their hand and seal^s the day and year first above written.

SIGNED, SEALED AND DELIVERED }
IN THE PRESENCE OF }

F. M. Campbell
M. Weinshenk

Isidor P. Strittmatter
Marie Strittmatter

State of New Jersey }
County of Mercer } ss.

Be it Known, that on the 17th day of July
in the year of our Lord one thousand nine hundred and twenty-three before the subscriber, a
of the State of
personally appeared

Isidor P. Strittmatter and Marie, his wife
who are I am satisfied, the grantor, mentioned in the foregoing Deed of Conveyance and
the contents thereof being by me first made known unto them did thereupon acknowl-
edge that they signed, sealed and delivered the same as their voluntary act and deed,
for the uses and purposes therein expressed.

DEED

WARRANTY—TO A CORPORATION

Isidor P. Strittmatter and
Marie, his wife

—TO—

STATE OF NEW JERSEY

Dated..... 19.....

RECEIVED in the clerk's office
of the County of Mercer N. J.,
on the day of
A. D., 19, at o'clock in
the noon, and Recorded in Book
517 of DEEDS for said County on
pages 353