

THIS INDENTURE, made the 28th
day of February in the year of Our Lord One Thousand Nine Hundred
and twenty-two, BETWEEN Isidor P. Strittmatter,

of the City of Philadelphia, in the County of
Philadelphia, and State of Pennsylvania, of the First Part;
AND the BOARD OF CONSERVATION AND DEVELOPMENT, acting for and in
and name and behalf of the State of New Jersey,

of the Second Part:

WITNESSETH, That the said party of the first part, for and
in consideration of the sum of EIGHT THOUSAND DOLLARS (\$8,000.00)
lawful money of the United States of America, to him 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 there-
with fully satisfied, contented and paid, has given, granted,
bargained, sold, aliened, released, enfeoffed, conveyed and con-
firmed, and by these presents does give, grant, bargain, sell, alien,
release, enfeoff, convey, and confirm to the said party of the second
part, and to its successors and assigns, forever, ALL those two
certain tracts or parcels of land and premises, hereinafter particular-
ly described, situate, lying and being at Washington Crossing, in
the Township of Hopewell in the County of Mercer and State of
New Jersey, (upon which is located what is known as the McKonkey
Ferry House), bounded and described as follows, according to the
magnetic bearings of 1922:

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-nine 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 twenty-three degrees East, one hundred and eight feet to a stake; thence (3) North fourteen degrees West, two hundred feet to a stake and stones; thence (4) North eighty-nine degrees West two hundred and eighty feet to a stake and stones; thence (5) South sixty-four degrees West two hundred and thirty-one feet, crossing the county road, to a stake and stones in the easterly line of the Delaware and Raritan Canal feeder, belonging to the Pennsylvania Railroad, said stake and stones being approximately thirty-five feet east of the canal bank; thence (6) along the said Pennsylvania Railroad line South twenty-eight degrees forty-five minutes East, four hundred and twenty-four feet to a stake and stones at the intersection of the line of the railroad right-of-way with Strittmatter's southeast line; thence (7) North fifty-nine degrees twenty minutes East, two hundred and ninety-six feet along Strittmatter's southeast line, again crossing the county road, to the point of beginning, containing three and seventy-eight hundredths acres (3.78) more or less, including the county road dedication.

SECOND TRACT: Beginning at a stake at the intersection of Strittmatter's southeast line with the westerly line of the Pennsylvania Railroad right-of-way, said stake being approximately thirty-two feet west of the railroad tracks and one hundred and twenty-one feet from the seventh corner of the First Tract described above; thence (1) North thirty degrees West, four hundred and thirty feet along the line of the railroad right-of-way to a stake at its intersection with the continuation of the northwest line of the First Tract described above; thence (2) South sixty-four degrees West, two hundred and thirty feet crossing a public road to a stake and stones,

MEMORANDUM OF AGREEMENT, entered into between Isidor P. Strittmatter, of the City and County of Philadelphia and Commonwealth of Pennsylvania, party of the first part, and the Board of Conservation and Development, for and on behalf of the State of New Jersey, party of the second part, WITNESSETH:

The said party of the first part, in consideration of the sum of one dollar and other valuable considerations, hereby agrees to and with the said party of the second part to convey to the State of New Jersey, at any time prior to January first, one thousand nine hundred and twenty-four, the remainder of the land now owned by the said party of the first part, exclusive of the two tracts described in a certain contract of sale between the parties hereto about to be executed by the said parties, containing about six acres, in and for the consideration of ten thousand dollars (\$10,000.00); the said party of the second part agreeing to give sixty days' notice of the exercise of its intention to avail itself of the option herein contained; it being the intention of the party of the first part to give an option to the said party of the second part of all of the rest of the tract of land at Washington Crossing held by the party of the first part, held under a deed from John Rellstab, Special Master in Chancery, to Isidor P. Strittmatter dated January 9, 1904, excepting a tract of approximately ten acres conveyed and to be conveyed to the Right Reverend Bishop Walsh of the Diocese of Trenton, lying along the county road in the northerly part of the tract, the remainder covered by this option being approximately one hundred and ten acres.

IN WITNESS WHEREOF, the party of the first part has affixed his hand and seal, and the party of the second part has caused these presents to be signed by its President, attested by its Secretary, and its official seal to be hereunto affixed, the

Copy sent to
Atty Gen. 2-14-22
Lumb

Description of the two Strittmatter tracts at Washington Crossing, N.J. to be conveyed to the State, according to the survey made on February 9, 1922 by Assistant State Forester W.M. Baker.

"All these two certain tracts of land situated at Washington Crossing in the Township of Hopewell, in the County of Mercer, and State of New Jersey, bounded and described as follows, according to the magnetic bearings of 1922:-

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-nine degrees twenty minutes East ($N59^{\circ} 20' E$) forty-three feet (43 feet) along the line between the land of Strittmatter and the State of New Jersey to a stake; thence, (2) North twenty-three degrees East ($N23^{\circ} E$) one hundred and eight feet (108 feet) to a stake; thence, (3) North fourteen degrees West ($N14^{\circ} W$) two hundred feet (200 feet) to a stake and stones; thence, (4) North eighty-nine degrees West ($N89^{\circ} W$) two hundred and eighty feet (280 feet) to a stake and stones; thence, (5) South sixty-four degrees West ($S64^{\circ} W$) two hundred and thirty-one feet (231 feet), crossing the county road, to a stake and stones in the easterly line of the Delaware and Raritan Canal feeder, belonging to the Pennsylvania Railroad, said stake and stones being approximately thirty-five feet (35 feet) east of the canal bank; thence, (6) along the said Pennsylvania Railroad line South twenty-eight degrees forty-five minutes East ($S28^{\circ} 45' E$) four hundred and twenty-four feet (424 feet) to a stake and stones at the intersection of the line of the railroad right-of-way with Strittmatter's southeast line; thence, (7) North fifty-nine degrees twenty minutes East ($N59^{\circ} 20' E$) two hundred and ninety-six feet (296 feet) along Strittmatter's southeast line, again crossing the county road, to the point of beginning, con-

taining three and seventy-eight hundredths acres (3.78 acres), more or less, including the county road dedication.

SECOND TRACT: Beginning at a stake at the intersection of Strittmatter's southeast line with the westerly line of the Pennsylvania Railroad right-of-way, said stake being approximately thirty-two feet (32 feet) west of the railroad tracks and one hundred and twenty-one feet (121 feet) from the seventh corner of the First Tract described above; thence, (1) North thirty degrees West ($N30^{\circ} W$) four hundred and thirty feet (430 feet) along the line of the railroad right-of-way to a stake at its intersection with the continuation of the northwest line of the First Tract described above; thence, (2) South sixty-four degrees West ($S64^{\circ} W$) two hundred and thirty feet (230 feet) crossing a public road to a stake and stones; thence, (3) continuing along same line South sixty-four degrees West ($S64^{\circ} W$) to the Delaware River; thence, (4) in a southeasterly direction four hundred and fifty feet (450 feet) along the Delaware river to a point at the river's intersection with Strittmatter's southeast line; thence, (5) along said Strittmatter's southeast line North fifty-nine degrees twenty minutes East ($N59^{\circ} 20' E$) to a stake and stones; thence, (6) along same line North fifty-nine, degrees twenty minutes East ($N59^{\circ} 20' E$) again crossing the public road two hundred and fifty-five feet (255 feet) to the point of beginning, containing three and five hundredths acres (3.05 acres) more or less, including the road.