

Office Copy

Washington Crossing Park #18

This Indenture,

Made the 21st day of September, in the year of Our Lord one thousand nine hundred and twenty-eight

Between Joseph (Giuseppe) Boscarell and Michalena Boscarell, his wife,

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

And

STATE OF NEW JERSEY

~~body corporate of the State of~~ _____ party of the second part,

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

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 give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said party of the second part, its successors and assigns forever, All

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,

TRACT NO. 1: - BEGINNING at a stone and running South 23-3/4 degrees East 1 chain and 49 links to a stake; thence South 88 degrees West 13 chains and 80 links to a corner in the road; thence North 72-1/4 degrees East 13 chains and 43 links to the place of BEGINNING. Containing one acre of land more or less.

TRACT NO. 2: - BEGINNING at a stone corner to lands late of Samuel Hill and running; thence North 16-1/2 degrees West 9 chains ^{653.4'} and 9 links to a stone corner to land late of Hill, due West 11 chains ^{726'} to the road; thence South 16-1/2 degrees East 7 chains ^{516.12'} and 82 links to a stump corner to (formerly) John Vannoy; thence South 84 degrees East 11 ^{752.4'} chains and 40 links to the place of BEGINNING. Containing 9 acres of land more or less.

TRACT NO. 3: - BEGINNING at a birch in the road leading to Tomlinson's Ferry; thence North 72-1/4 degrees West 13 chains and 42 links to a

stone; thence North 25 degrees West 7 chains and 80 links to the afore-said road; thence along the same North 40-3/4 degrees West 14 chains and 7 links to the place of BEGINNING. Containing 5 acres and 25 perches of land more or less.

TRACT NO. 4: - BEGINNING at a stone in the road leading from Harbourton to Trenton, corner to lands formerly of Charles Drake; thence with said Drake's lands South 76 degrees and 15 minutes West 22 chains and 36 links to a stone in the line of lands formerly of James Burroughs; thence with said line North 41 degrees and 45 minutes West 13 chains and 11 links to a stone corner to Joseph Burrough's lands; thence with said Joseph Burroughs' lands North 72 degrees and 15 minutes East 28 chains and 15 links to a corner in the aforesaid Trenton Road near a Walnut-tree; thence down the said road South 15 degrees and 30 minutes East 13 chains and 67 links to the place of BEGINNING. Containing 32.37 acres of land more or less.

The one fourth/^{acre}of land excepted in former deeds as having been conveyed by John Hart to Catherine Delzell, out of the last mentioned tract of land is now conveyed with the rest of the tract, it having been conveyed to Charles McClenna, by the heirs of John H. Burroughs, deceased by deed dated December 26, A. D. 1889, and not yet recorded. There is excepted out of the first or third tract of land above described about an acre of land conveyed by John Hart to William B. Blackwell there is also excepted out of the above described tract of land about one acre of land more or less which was conveyed by Catherine E. Phillips to the Bear and Octagon School District No. 12.

Excepting also out of the above described premises a tract of land containing 4.24 acres more particularly described in a deed made by Clara D. VanHise and husband to Edward A. McGurran and Catherine B. McGurran, his wife, bearing date the 12th day of May, A. D. 1916 and recorded in Deed Book 391 on pages 143 etc.

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 **Joseph (Giuseppe) Boscarell and Michalena Boscarell, his wife,**

do for **themselves, theirs,** executors and administrators, covenant and agree to and with the said party of the second part, its successors and assigns, that **he** the said

Joseph (Giuseppe) Boscarell

the true, lawful and right owner 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 **have** good right, full power and lawful authority, to grant, bargain, sell and convey the said land and premises in manner afore-said;

And also, that

Joseph (Giuseppe) Boscarell

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 ha **ve** hereunto set **their** hand **s** and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED }
IN THE PRESENCE OF }

State of
County of

} M.

My it Humm, that on the _____ day of _____
in the year of our Lord one thousand nine hundred and _____ before the subscriber, a
personally appeared _____ of the State of _____

who I am satisfied, the grantor mentioned in the foregoing **My it Humm** and
the contents thereof being by me first made known unto _____ did thereupon acknowl-
edge that _____ signed, sealed and delivered the same as _____ voluntary act and deed,
for the uses and purposes therein expressed.

Deed

WARRANTY—TO A CORPORATION

Joseph (Giuseppe) Boscarell
and Michalena Boscarell, his
wife,

—TO—

STATE OF NEW JERSEY.

Dated 9/21 1928

RECEIVED in the Clark's office
of the County of Mercer N. J.,
on the 5th day of October
A. D., 1928, at 2:20 o'clock in
the after noon, and Recorded in Book
638 of DEEDS for said County on
pages 356 etc.