

# This Indenture,

600,125 #29

Made this 18th

day of February,

in the year of our Lord one thousand nine hundred and sixty-five.

Between GEORGE P. PHILLIPS and MARJORIE N. PHILLIPS, husband and wife, of the Township of Hopewell, the County of Mercer and the State of New Jersey,

the party of the first part, and THE STATE OF NEW JERSEY, Department of Conservation and Economic Development, having an office located at the Labor and Industry Building, John Fitch Way Plaza, in the City of Trenton, the County of Mercer and the State of New Jersey,

party of the second part,

Witnesseth, That the said party of the first part, in consideration of the sum of

ONE HUNDRED NINETY-SIX THOUSAND (\$196,000.00) DOLLARS

lawful money of the United States of America, and other good and valuable consideration, to them the said party of the first part, 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 the said party of the first part do hereby acknowledge, have given, granted, bargained and sold, aliened, released, conveyed and confirmed and by these presents do give, grant, bargain, sell, alien, release, convey and confirm unto the said party of the second part, its successors and assigns

All those certain lots, plots, tracts or parcels of land and premises, situate, lying and being in the Township of Hopewell, the County of Mercer and the State of New Jersey, and being more particularly bounded and described as follows, to wit:

PARCEL No. 1:

BEGINNING at a corner in road leading from Harbourton to Trenton corner to lands formerly of Hannah S. McClellan in line formerly of Levi T. Atchley; thence with said road, South 1 degree 20 minutes East, 16 chains 33 links to a stone corner, with same, North 89 degrees 20 minutes East, 2 chains 62 links to a corner, still with said road, South 13 degrees 35 minutes East, 17 chains 44 links to a corner formerly of Charles McClellan, with the same, South 75 degrees 15 minutes West, 27 chains 84 links to corner in road and in line formerly of Alexander H. Drake, along middle of said road and with said Drake, North 38 degrees 45 minutes West, 13 chains 88 links to a stone corner formerly of Eli Lawyer, with said Lawyer, North 70 degrees 10 minutes East, 4 chains 81 links to a stone corner, with the same, North 24 degrees 45 minutes West, 7 chains 44 links to a stone corner, with the same, South 65 degrees 15 minutes West, 6 chains 54 links to a stone in middle of last mentioned road, along middle of the said road, North 38 degrees 45 minutes West, 4 chains 71 links to a stone corner formerly of John Smith, with said Smith, North 65 1/2 degrees East, 4 chains 96 links to a stone corner, with same, North 40 degrees 20 minutes West, 11 chains 75 links to a corner and said Smith in line formerly of George Phillips, with Phillips, North 76 degrees 55 minutes East, 3 chains 80 links to a stone corner, with the same, North 9 degrees 10 minutes East, 14 chains 24 links to a stone corner in the middle of road leading to Titusville, along middle of said road, South 80 1/4 degrees East, 33 chains 83 links to the point and place of BEGINNING.

EXCEPTING THEREOUT AND THEREFROM, the following four (4) Tracts of land.

TRACT NUMBER ONE. (of exception)

BEGINNING at a point in or near the middle of the Public Road leading from Titusville to Pennington, said point being 16.50 feet distant from a stake standing on the southerly side of said road and 310 feet distant easterly from the line of lands now or formerly of Edward G. Trimmer also the northeasterly corner to lands of Harry G. Eckenhoff and running; thence (1) along or near the middle of

said road, South 80 degrees 15 minutes East, 77.57 feet to a point in said Road, said point being 16.50 feet distant from a stake standing on the southerly side of said Road; thence (2) with the line of lands now or formerly of T. Quick Phillips, South 9 degrees 10 minutes West, 560 feet to a stake; thence (3) with the same, North 80 degrees 15 minutes West, 77.57 feet to a stake; thence (4) with the line of lands of said Harry G. Eckenhoff, North 9 degrees 10 minutes East, 562 feet to the point and place of BEGINNING.

TRACT NUMBER TWO. (of exception)

BEGINNING at a point in or near the middle of the public road leading from Titusville to Pennington, said point being 16.50 feet distant from a stake standing on the southerly side of said road, said stake being also the northeasterly corner to lands now or formerly of Edward G. Trimmer, and running; thence (1) with the said road, South 80 degrees 15 minutes East, 310 feet to a point in said road, said point being 16.50 feet distant from a stake standing on the southerly side of said road; thence (2) with the line of lands of T. Quick Phillips, South 9 degrees 10 minutes West, 562 feet to a stake; thence (3) with the same, North 80 degrees 15 minutes West, 310 feet to a stake; and thence (4) with the line of lands of the said Edward G. Trimmer, North 9 degrees 10 minutes East, 562 feet to the point and place of BEGINNING.

TRACT NUMBER THREE. (of exception): More particularly shown on a Plan of Property to be acquired of T. Quick Phillips for the proposed widening of Bear Tavern Road Extension from Washington Crossing-Pennington Road to Titusville Road, dated March 1, 1932, a copy of which is on file in the Office of Harry F. Harris, Mercer County Engineer, Court House, in Trenton, New Jersey.

BEGINNING at a stone monument in the proposed westerly line of the Bear Tavern Road Extension extending from the Washington Crossing-Pennington Road to the Titusville Road and in the line of lands dividing the properties of the State of New Jersey and T. Quick Phillips distant 33 feet measured on a course, South 81 degrees 27 minutes West, at right angles to the proposed center line of said roadway from a point designated as Station 13 + 97.5 and runs; thence (1) North 8 degrees 33 minutes West, along the proposed westerly line of the Bear Tavern Road Extension parallel with the center line of said roadway and distant 33 feet westerly therefrom and along the easterly line of lands of T. Quick Phillips, 728.46 feet to a stone monument being a point of curvature in said roadway designated as Station 21 + 25.96, as shown on said Plan; thence (2) Northerly along the proposed westerly line of the Bear Tavern Road Extension and along the easterly line of lands of T. Quick Phillips, concentric and with and distant 33 feet measured radially from the proposed center line of said roadway by a curve to the left having a radius of 1113.3 feet a distance of 335.51 feet to a stone monument being a point of compound curve in said roadway designated as Station 24 + 71.29, as shown on said Plan; thence (3) Northerly along the proposed westerly line of the Bear Tavern Road Extension and along the Easterly line of land of the said T. Quick Phillips by a curve to the right concentric with and distant 33 feet measured radially from the proposed center line of said roadway having a radius of 1025.34 feet, a distance of 126.36 feet to a stone monument in the southerly line of lands now or formerly of Samuel H. Ortman, et ux; thence (4) South 85 degrees 30 minutes East, along the southerly line of lands of said Samuel H. Ortman, et ux, crossing the proposed roadway and continuing in the same course beyond, 132.75 feet to a spike in the westerly line of land of said Samuel H. Ortman, et ux; thence (5) South 7 degrees 12 minutes East, along the road 1151.34 feet to a stake in the northerly line of lands of the State of New Jersey; and thence (6) South 80 degrees 32 minutes West, along the Northerly line of lands of the State of New Jersey, 22.71 feet to the point and place of BEGINNING.

EXCEPTING out of the above described premises 0.917 acre of land being the area in the public road making the total area actually acquired for widening the present public road leading from the Washington Crossing-Pennington Road to the Titusville Road 0.341 acre of land.

TRACT NUMBER FOUR. (of exception)

BEGINNING at a point in the center line of the public road from Titusville to Pennington, said point being the northeasterly corner of lands now or formerly of Harry G. Eckenhoff, and running; thence (1) along the centerline of said public road, South 80 degrees 15 minutes East, 387.66 feet to a point in same; thence (2) along lands now or formerly of T. Quick Phillips and passing over a stake set 16.50 feet from the center line of said road, South 8 degrees 20 minutes 40 seconds West, 562.00 feet to a point in a dead White Oak Tree; thence (3) still along lands of said T. Quick Phillips, North 80 degrees 15 minutes West, 387.66 feet to a stake the southeasterly corner of lands now or formerly of said Eckenhoff; thence (4) along lands of said Eckenhoff and passing over a stake set 16.50 feet from the center of said public road, North 8 degrees 20 minutes 40 seconds East, 562 feet to the point and place of BEGINNING.

PARCEL No. 2:

BEGINNING at a stone for a corner in a line of land formerly of Alexander H. Drake and a corner to Anna M. Burroughs, and running; thence (1) with said line formerly of Anna M. Burroughs, North 62 degrees 25 minutes East, 6 chains 57 links to a stone corner of the same; thence (2) with a line of the same, South 27 degrees East, 7 chains 43 links to a small cherry tree corner to the said Anna M. Burroughs lands; thence (3) with a line of the same, South 69 degrees 10 minutes West, 4 chains 81 links to a corner of same; and thence (4) North 41 degrees 5 minutes West, 7 chains 31 links to the point and place of BEGINNING.

BEING the same premises as conveyed by A. Mary Atchley, widow, to George P. Phillips and Marjorie N. Phillips, husband and wife, by deed dated November 5th, 1962 and recorded in the Mercer County Clerk's Office on November 8th, 1962 in Book 1640 of Deeds, on pages 552 etc.

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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 them the said party of the first part, in and to the said premises, with the appurtenances; TO HAVE AND TO HOLD said lots, tracts, or parcels of land, hereditaments, and premises hereby granted, and every part and parcel thereof, with the appurtenances, unto the said party of the second part, its <sup>successors</sup> ~~heirs~~, and assigns, to the only proper use, benefit and behoof of it the said party of the second part, its <sup>successors</sup> ~~heirs~~ and assigns forever.

And the said GEORGE P. PHILLIPS and MARJORIE N. PHILLIPS, husband and wife,

party aforesaid of the first part, for themselves, their heirs, executors and administrators, do hereby covenant, promise and grant to and with the said State of New Jersey, Department of Conservation and Economic <sup>Development</sup>, party of the second part, its <sup>successors</sup> ~~heirs~~

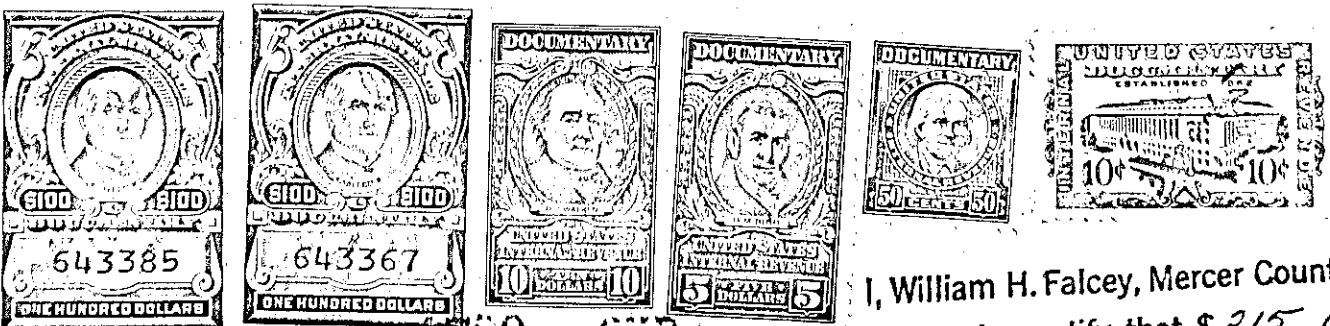
and assigns—that, at the time of the sealing and delivery hereof, they the said party of the first part are seized in their own right of an absolute and indefeasible estate of inheritance in fee-simple, of and in all and singular the premises hereby granted, with the appurtenances, and have good right, full power and sufficient authority in the law to grant, bargain, sell and convey the same unto the said party of the second part, its <sup>successors</sup> ~~heirs~~ and assigns forever, according to the true intent and meaning of these presents; And also, that it shall and may be lawful for the said party of the second part, its <sup>successors</sup> ~~heirs~~ and 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, their heirs or assigns, or any other person or persons whomsoever lawfully claiming or to claim the same; 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: excepting as are herein set forth.

And lastly, That they the said party of the first part, their heirs, all and singular, the said lots, tracts or parcels of land, hereditaments and premises hereby granted, with the appurtenances unto the said party of the second part, its <sup>successors</sup> ~~heirs~~ and assigns, against them the said party of the first part, and their 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, have hereunto set their hands and seal s the day and year first above written.

SIGNED, SEALED AND DELIVERED } George P. Phillips (L. S.)  
IN THE PRESENCE OF } George P. Phillips

Kenneth Y. Atchley  
Kenneth Y. Atchley } Marjorie N. Phillips (L. S.)  
Marjorie N. Phillips



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I, William H. Falcey, Mercer County Clerk, do hereby certify that \$215.60 in documentary stamps are attached hereto.

STATE OF NEW JERSEY

County of MERCER

RECEIVED & RECORDED  
MERCER COUNTY  
CLERK'S OFFICE  
MAR 31 9 08 AM '65

BE IT KNOWN That on the eighteenth (18th) day of February, in the year of our Lord one thousand nine hundred and sixty five, before the subscriber, an Attorney at Law of the State of New Jersey, personally appeared GEORGE P. PHILLIPS and MARJORIE N. PHILLIPS, husband and wife, who are, I am satisfied, the grantors mentioned in the foregoing DEED OF CONVEYANCE, and the contents thereof being by me first made known unto them, they did thereupon acknowledge that they signed, sealed and delivered the same as their voluntary act and deed for the uses and purposes therein expressed.

*Kenneth Y. Atchley*  
Kenneth Y. Atchley  
Attorney at Law of New Jersey

3669

323, 508

# General Warranty Deed

GEORGE P. PHILLIPS and  
MARJORIE N. PHILLIPS, husband  
and wife,

-- To --

STATE OF NEW JERSEY, Depart-  
ment of Conservation and Economic  
Development.

Dated February 18th, 19 65.

Received in the Clerk's Office of the  
County of \_\_\_\_\_ on the \_\_\_\_\_  
day of \_\_\_\_\_ A. D. 19 \_\_\_\_\_  
at \_\_\_\_\_ o'clock in the \_\_\_\_\_  
noon, of Deeds for  
and recorded in Book \_\_\_\_\_  
said County, on pages \_\_\_\_\_

WILLIAM H. FALCAY, Clerk  
45 W. FRONT STREET  
TRENTON 10, N. J.

*530 Chg*

JOSEPH J. MAICRINO

RECEIVED & RECORDED  
MERCER COUNTY  
CLERK'S OFFICE  
MAR 31 9 08 AM '65  
Deeds  
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TRENTON, N. J.  
WILLIAM H. FALCAY, CLK.

In compliance with the statute I have  
presented an abstract of the within  
to the assessor of the taxing district  
therein mentioned.  
WILLIAM H. FALCAY, Clerk

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