

**This Indenture,** Made this 15th day of September

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

Between James Lewis Clark, also known as James L. Clark, of the Township of Hamilton, in the County of Mercer and State of New Jersey, single,

the party of the first part, and State of New Jersey, Department of Conservation and Economic Development, John Fitch Way Plaza, Trenton, New Jersey.

party of the second part,

Witnesseth, That the said party of the first part, in consideration of the sum of one and other dollars,

lawful money of the United States of America

to him, 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 does hereby acknowledge, has 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, tracts or parcels of land, situated in the Township of Hopewell, County of Mercer and State of New Jersey:

TRACT # 1 : BEGINNING at a stake standing in the Easterly side of the public road leading from Church corner to the Bear Tavern-Washington Crossing Road, said stake being 481.8 feet distant Southeasterly from a stone corner to lands of formerly, John A. Houghton, now Edward G. Trimmer, and running:

thence (1) with the line of lands of James Papasso, North 73 degrees 30 minutes East, 565 feet to a stake;

thence (2) with the line of lands of T. Quick Phillips, North 6 degrees East 200 feet to a stake;

thence (3) with the line of lands remaining now or formerly to Edward G. Trimmer South 65 degrees 57 minutes West, 691.68 feet to a stake;

thence (4) with the Easterly line of said road, South 42 degrees 15 minutes East 100 feet to the place of BEGINNING. Containing 2 acres of land, more or less.

BEING the same premises conveyed to James L. Clark, the party of the first part hereto, by Rose Papasso Pignatone and Gasper

Pignatone, her husband, by deed dated June 18, 1953, duly recorded in the Mercer County Clerk's Office in Book 1242 of Deeds, pages 126, etc.

TRACT # 2 : BEGINNING at a stone in the line of lands late of Cornelius Vanney, deceased, and corner to lands late of Joseph Phillips, deceased and running:

thence (1) North 74 degrees East 4 chains and 90 links to a stake corner to lands late of Amos Moore, deceased; thence

(2) South 42 degrees East 11 chains, 80 links to a stake in the line of lands of Joseph Boroughs; thence

(3) South 63 1/2 degrees West 4 chains, 91 links to a stone for a corner in the line of lands late of Vanney; thence

(4) with said line North 40 1/2 degrees West 12 chains and 53 links to the place of BEGINNING. Containing 5.59 acres, more or less.

BEING the same premises conveyed to James Lewis Clark, the party of the first part hereto, by Jack M. Runion and Ruth E. Runion, his wife, by deed dated December 22, 1945, duly recorded in the Mercer County Clerk's Office in Book 909 of Deeds, pages 17 etc.

Subject to covenants and restrictions of record, if any, and, rights of way of utility companies, if any, and, subject to outstanding rights in Bear Tavern-Washington Crossing Road and in any other road, stream, drain, ditch or lane bounding or crossing premises in question, as the situation may be.

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 him, the said party of the first part, in and to the said premises, with the appurtenances; TO HAVE AND TO HOLD said lot s, tract s, 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, <sup>successors,</sup> the said party of the second part, its / heirs and assigns forever

And the said James Lewis Clark, also known as James L. Clark,

party aforesaid of the first part, for himself, his heirs, executors and administrators, does hereby covenant, promise and grant to and with the said State of New Jersey, party of the second part, its / heirs

and assigns—that, at the time of the sealing and delivery hereof, he, the said party of the first part, was seized in his 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 ha 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, his 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: current municipal taxes excepted.

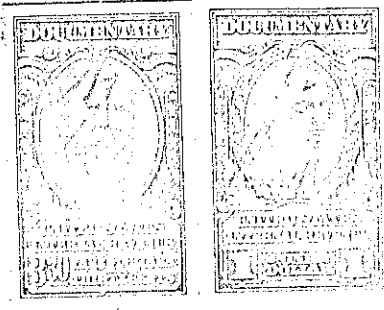
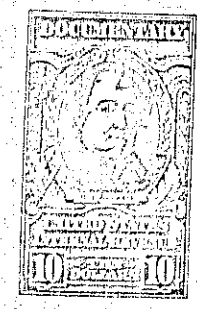
And lastly, That he, the said party of the first part, his heirs, all and singular, the said lot s, tract s or parcels of land, hereditaments and premises hereby granted, with the appurtenances unto the said party of the second part, its <sup>successors,</sup> heirs and assigns, against him, the said party of the first part, and his 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, ha s hereunto set his hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED } James Lewis Clark (L.S.)  
 IN THE PRESENCE OF } James Lewis Clark,  
 (also known as  
 James L. Clark )

William Henry Lawton  
 William Henry Lawton

I, William H. Falcey, Mercer County Clerk, do hereby certify that \$ 14.30 in documentary stamps are attached hereto.



STATE OF NEW JERSEY }  
County of Mercer } ss.

BE IT KNOWN That on the 15th day of September 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 James Lewis Clark, a/k/a James L. Clark, single, 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 him, he did thereupon acknowledge that he signed, sealed and delivered the same as his voluntary act and deed for the uses and purposes therein expressed.

*William Henry Lawton*

William Henry Lawton,  
Attorney at Law of New Jersey.

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

13272

General Warranty

Deed

James Lewis Clark  
a/k/a  
James L. Clark

-- To --  
State of New Jersey.

Dated September 15, 1965

Received in the Clerk's Office of the County of \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ A. D. 19 \_\_\_\_\_

RECORDED AND RETURN TO noon,  
at W. J. FALCNEY'S TITLE INS. CO.  
and recorded in Book \_\_\_\_\_ Deeds for  
said County, on pages IT STREET  
TRENTON 10, N. J. Clerk.

13272 Deeds - 1965

RECEIVED & RECORDED  
MERCER COUNTY  
CLERK'S OFFICE  
OCT 21 10 56 AM '65  
VOL 1744 PAGE 175 &c.  
TRENTON, N. J.  
WILLIAM H. FALCNEY, CLK.

VOL 1744 PAGE 178

10 ch.