



N. J. WARRANTY DEED-FORM NO. 151
INDIV. TO INDIV. OR CORP.

#4024

THE CHISHOLM PRINTING COMPANY, 409 PEARL ST., N. Y. 5437

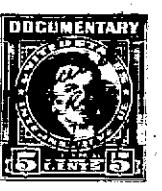
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This Indenture,



Made the Sixth day of February, , in the year of our Lord
One Thousand Nine Hundred and Fifty-seven.

Between SARAH R. MAY, a widow, of Kingston,



of the Township of South Brunswick, in the County
of Middlesex and State of New Jersey

And WM. FLEMER'S SONS, INC., a corporation of the State of
New Jersey, having its principal office in the Township of South Brunswick,
County of Middlesex and State of New Jersey,

Lawrence M. Fransard, Clerk

party of the second part;

Witnesseth, That the said party of the first part, for and in consideration of One-----
-----(\$1.00)----Dollar, and other good and valuable consideration,

lawful money of the United States of America,

to her 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, has given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed, and
by these presents does give, grant bargain, sell, alien, release, enfeoff, convey and confirm unto the
said party of the second part, and to its successors and assigns, forever. All those

certain tracts or parcels of land and premises, hereinafter particularly
described, situate, lying and being in the Township of South Brunswick
in the County of Middlesex and State of New Jersey.

FIRST TRACT: BEGINNING at an iron pipe at the Northeast corner of the lands herein described, bearing South, 21° 25' West, 736 feet from Ridge Road; and running thence (1) along lands of Princeton Nurseries (formerly of Geo. Bayles) South, 21° 25' West, 313.50 feet to an iron pipe; thence (2) along lands formerly of Joseph A. Merrill, North, 65° 45' West 312 feet to an iron pipe; thence (3) along lands known as Heathcote Homestead Association, North, 21° 45' East, 313.50 feet to an old iron pipe, passing through an iron pipe 13.50' from said old iron pipe, which pipe (13.50 feet from end of third course) bears South, 68° 15' East 150 feet from a point in the East line of Greenwood Avenue, which point, in turn, bears South, 21° 45' West 656.40 feet along said East line of Greenwood Avenue from the South line of Railroad Avenue; thence (4) along lands formerly of W. Mason, South, 65° 45' East 310.19 feet to the point and place of BEGINNING; containing 2.236 acres; according to survey by Peter E. Pranis, Land Surveyor No. 1529, Princeton, N.J., January, 1955.

SECOND TRACT: BEGINNING at an iron pipe in the East line of Greenwood Avenue bearing South, 21° 45' West 606.54 feet along said East line from the South line of Railroad Avenue; and running thence (1) along the South line of Lot No. 15 as shown on a Map of "HEATHCOTE HOMESTEAD ASSOCIATION, Map No. 1, dated 1874", Middlesex County File No. 2, South, 68° 15' East 150 feet to an iron pipe; thence (2) along lands now or formerly of W. Mason and along lands now or formerly of Sarah R. May, South, 21° 45' West 100 feet to an iron pipe; thence (3) along the North line of Lot No. 18 on said map, North, 68° 15' West, 148.33 feet to an iron pipe in the aforesaid East line of Greenwood Avenue; thence along said East line of Greenwood Avenue the following two courses and distances: (4) North, 19° 45' East, 50.03 feet to an iron pipe; (5) North, 21° 45' East, 50 feet to the point and place of BEGINNING; according to survey by Peter E. Pranis, Land Surveyor,

Princeton, N.J., August, 1955.

BOOK 1956 PAGE 484 TOGETHER with all right, title and interest of the grantor in any other lands located in the Township of South Brunswick, which were intended to be conveyed by the deed from Joseph A. Merrill, dated June 16, 1910, hereinafter recited.

SUBJECT to outstanding rights, if any, in the 20 foot wide dirt driveway crossing the above described premises, as shown on the surveys recited above.

BEING the same premises actually conveyed and intended to be conveyed to Oske May and Sarah R. May, his wife, by Joseph A. Merrill, by deed dated June 16, 1910, and recorded in the Middlesex County Clerk's Office on June 25, 1912, in Deed Book 503, page 357. The said Oske May died on May 18, 1944, a resident of Kingston, N.J., leaving a total gross estate, including his interest in the above described premises, of less than \$60,000.00

RESERVING unto the grantor and the grantee, by the acceptance of this conveyance, hereby gives and grants to the grantor, the life right and estate to use and occupy the dwelling house now standing on the premises, for and during the term of her natural life, rent free and without any obligation to pay taxes, insurance or other charges in relation thereto, which charges will be assumed by the grantee, and to include a portion of land 75 feet in width and 100 feet in depth, upon which said dwelling house is located, together with the right of ingress and egress thereto and therefrom to the public highway.

Further reserving unto Anna Merrill, sister of the grantor, in, and the grantee, by the acceptance of this conveyance, hereby gives and grants to the said Anna Merrill, the life right and estate to use and occupy the dwelling house now standing on the premises, for and during the term of her natural life, rent free and without any obligation to pay taxes, insurance or other charges in relation thereto, which charges will be assumed by the grantee, and to include a portion of land 75 feet in width and 100 feet in depth, upon which said dwelling house is located, together with the right of ingress and egress thereto and therefrom to the public highway.

Together with all and singular the houses, buildings, trees, ways, waters, profits, privileges, and advantages, with the appurtenances to the same belonging or in anywise appertaining:

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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 Sarah R. May, a widow,

does for herself, her heirs, executors and administrators covenant and agree to and with the said party of the second part, its successors and assigns, that she the said

Sarah R. May, a widow,

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 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

Sarah R. May, a widow,

will warrant, secure, and forever defend the said land and premises unto the said

Wm. Flemer's Sons, Inc., a corporation, 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 has hereunto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered }
in the presence of }

Sarah R. May (L.S.)
Sarah R. May

Wynetta Bryant
Wynetta Bryant

State of New Jersey, }
County of MIDDLESEX } ss:

Be it Remembered, That on this Sixth day of February, in the year of Our Lord One Thousand Nine Hundred and Fifty-Seven, before me, the subscriber, a Notary Public of New Jersey,

personally appeared Sarah R. May, a widow,

who, I am satisfied, is the grantor mentioned in the within Instrument, to whom I first made known the contents thereof, and thereupon she acknowledged that, she signed, sealed and delivered the same as her voluntary act and deed, for the uses and purposes therein expressed.

Beatrice R. Allen
Notary Public of New Jersey

Received and recorded April 2 1957
at 9:45 A. M. - M. JOSEPH DUFFY, Clerk.