

October 18, 1947

136

Ryman Herr, et al, trustees) This Indenture, made the eighteenth
to) day of October, in the year of
Norman Weiler, et al, trustees) Our Lord, One Thousand Nine Hun-
dred and Forty-seven.

Between Ryman Herr of the Township of Clinton, and Geraldine Cooley of the Borough of Flemington, in the County of Hunterdon, and State of New Jersey, trustees, party of the first part, hereinafter known as the grantors;

And Norman Weiler and John Fuhrmann, of the Borough of Flemington, in the County of Hunterdon, and State of New Jersey, Trustees, party of the second part, hereinafter known as the grantees;

Witnesseth, That the said grantors for and in consideration of One (\$1.00) Dollar, and other good and valuable consideration, lawful money of the United States of America, to them in hand well and truly paid by the said grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the said grantors 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 grantees, and to their successors and assigns, forever

All that tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the

BOROUGH OF FLEMINGTON

in the County of Hunterdon and State of New Jersey:

Beginning at an iron pipe on the Easterly side of Elwood Avenue, which iron pin is the Southwesterly corner of the lots hereby conveyed and the Northwesterly corner of Lot No. 5 owned by Charles C. Voorhees and is 156.8 feet from another iron pipe at the intersection of the Easterly line of Elwood Avenue with the Northwesterly line of William Street; thence from said first mentioned iron pipe (1) North 5° 22' West, 110 feet, to another iron pipe, the Northwesterly corner of the lot hereby conveyed and the Southwesterly corner of lot No. 2; thence along the Southerly side of Lot No. 2 (2) North 84° 38' East, 175 feet, to another iron pipe for a corner in the Westerly side of a 20 foot alley; thence along the Westerly side of said alley (3) South 5° 22' East, 110 feet, to another iron pipe, which last mentioned iron pipe is 83.75 feet from the Northwesterly line of the South Branch Railroad right-of-way at its intersection with the Westerly line of said alley; thence along the Northerly line of said Lot No. 5 (4) South 84° 38' West, 175 feet, to the place of beginning and comprises two lots Nos. 3 and 4 and is part of the same tract of land known as the "Ball Grounds" sold and conveyed by the Executors of Wm. P. Emery to H. S. Odell Van Doren, by deed dated May 4, 1909 and recorded in the Hunterdon County Clerk's Office in Volume 292, page 518, and being the same two lots which were conveyed to Bergen H. Berkaw and George A. Berkaw by the said H. S. Odell Van Doren by deed recorded in Volume 310, page 135. Being the same lots which were conveyed to Frank M. Williamson by Bergen H. Berkaw et ux, et al, by deed dated June 7, 1927.

It is mutually understood that the 20 foot alley referred to in the foregoing description is to remain open for the joint use of the owners of the lots herein described, their heirs and assigns, and the owner, their heirs and assigns, of the lands abutting upon either side of the said alley for its entire length from the Southerly line of Maple Avenue to the Northerly line of the South Branch Railroad right-of-way. The grant of this easement is with the express condition that each owner, his heirs and assigns, shall keep and maintain in good repair the one-half of said alley so abutting his or her said lots. And the party of the second part in accepting this deed for themselves, their heirs and assigns, hereby covenant and agree to and with the party of the first part that no building except dwelling houses and accompanying outbuildings shall be erected upon said lots and when a dwelling house is erected upon the Northerly half, or 60 feet of the lot herein described and designated as Lot No. 3 on Map of the said "Ball Grounds", it shall cost not less than \$2,500.00; that when a dwelling house is erected upon the Southerly half or 50 feet of the lot hereinafter described and designated as Lot No. 4 on Map of the said "Ball Grounds", it shall cost not less than \$2,500.00.