

BOOK 3639 PAGE 248

This Indenture,

Made the 29th day of May, in the year of our Lord
One Thousand Nine Hundred and Fifty-nine,
Between

JEANETTE WINDHAM and JULIUS C. WINDHAM, her husband,

of the Town of West Orange, in the County
of Essex and State of New Jersey,
party of the first part;

And

GEORGE ALTMAN and ADELINE K. ALTMAN, his wife,
residing at 24 Hutton Avenue, in the
Town of West Orange, County of Essex and
State of New Jersey,

party of the second part;

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

One 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
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, 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, and to their heirs and assigns, forever, all that
certain tract or parcel of land and premises, hereinafter particularly
described, situate, lying and being in the Town of West Orange,
in the County of Essex and State of New Jersey:

BEGINNING at a point on the easterly side of Prospect Avenue
formerly known as Fairmount Avenue and also as Ferry Lane, which
point of beginning is distant 118.73 feet northerly from the north-
erly side of lands now or formerly owned by Louis A. Donner, which
point of beginning is also in the center line of a road known as
Upper Entrance; thence (1) along said side of Prospect Avenue north
23 degrees 11 minutes east 154.94 feet; thence (2) south 67 degrees
23 minutes east 10 feet; thence (3) north 23 degrees 11 minutes east
10 feet to lands now or formerly of Mary McCarthy; thence (4) along
said lands now or formerly of Mary McCarthy south 67 degrees 23
minutes east 183.05 feet to an iron pipe; thence (5) south 23 de-
grees 11 minutes west 166.85 feet to the center line of said Upper
Entrance; thence (6) westerly along said center line of said Upper
Entrance 193.04 feet to the point of BEGINNING.

BEING shown as Lot 2 on survey of Llewellyn Park Extension made
by J. Wallace Higgins, Prof. Eng. & Ld. Surv., dated Nov. 19, 1940,
as continued to May 13, 1941.

TOGETHER with an easement to use the land lying within the bounds
of said Upper Entrance as shown on said survey (intended to constitute
the paved roadway 20 feet in width, the northerly 10 feet of which is
included in the premises above described) for purposes of ingress and
egress.

SUBJECT to public and private rights, if any, in and to said
roadway known as Upper Entrance; subject to easement for utilities
and pipes which may be laid therein; subject to easement for sanitary
sewer line, septic tank and pump and storm drain crossing said premises,
and to catch basin or basins located on said premises; subject to

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rights of others to maintain the stone wall running along Prospect Avenue; subject to mislocation of fences located on the north line of premises; subject to such state of facts as shown on aforesaid survey of J. Wallace Higgins.

BEING the same premises conveyed to Burton Canfield and Jeanette Canfield, his wife by George W. Merck and Serena Stevens Merck, his wife, by deed dated January 21, 1943, recorded January 29, 1943 in Book I 101 of Deeds for Essex County on pages 170, &c., and subject to covenants, restrictions and easements therein set forth. Said Burton Canfield died, a resident of Essex County, on January 2, 1949 vesting title to the aforesaid premises in said Jeanette Canfield as surviving tenant by the entirety. Said Jeanette Canfield thereafter married Julius C. Windham, the other party of the first part hereto.

