

Chain of Title for 29 Meteor Trail

Articles of Agreement, made the twelfth
day of April in the year of Our Lord One Thousand Nine Hundred
and Forty One.

Between HUGH D. SAUNDERS and LAURA K. SAUNDERS, his wife,

of the City of Newark in the County of
Sussex and state of New Jersey party of the first part;
And CHARLES KILGUS and MARION KILGUS, his wife,

of the Village of Astoria in the County of
Queens and state of New York party of the second part;
~~Witnesseth,~~ That the said party of the first part, for and in consideration of the sum of

THIRTY THREE HUNDRED DOLLARS

to be paid and satisfied as hereinafter mentioned, and also in consideration of the covenants and
agreements hereinafter mentioned, made and entered into by the said party of the second part, doth
agree to and with the said party of the second part, that they the said party of the first part, will
well and sufficiently convey to the said party of the second part, their heirs and assigns, by Deed
of Warranty free from all encumbrance on the date herein-
after set forth,

~~For and before the~~ ~~Notary~~ ~~next to him in the State~~
~~Notary~~, all that lot, tract, or parcel, of land and premises, hereinafter particularly described
situate, lying and being in the Township of Byram in the
County of Sussex and State of New Jersey, being known as lots

D-33-34, on Map No. 1 "Frenche's Grove" Cranberry Lake Summer Colony
dated October 1, 1922 and on file in the office of the seller at
671 Broad Street, Newark, New Jersey, made by F. H. Parsons, Engineer
of New Rochelle, New York, and which Map will appear of record in
County Clerk's Office at Newton, New Jersey. The aforesaid property
being more particularly bounded and described as follows:

Northerly 50 feet more or less on Meteor Trail

Easterly 100 feet more or less on Lot No. 32

Southerly 50 feet more or less on Cranberry Lake

Westerly 100 feet more or less on Lot No. 35 as shown on

map of "Frenche's Grove" Cranberry Lake Summer Colony, Map No. 1
dated October 1, 1922.

Being the same lands and premises conveyed to Hugh D. Saunders
by the Cranberry Lake Development Co. Inc. by deed dated February
10th, 1923 and recorded in the Sussex County Clerk's Office in Book
H-12 of Deeds, page 513 &c., and this conveyance is made subject
to all reservations and conditions set forth in said deed.

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And the said party of the first part hereby agrees to pay to a commission of ten % on the purchase price aforesaid, said commission to be paid in consideration of services rendered in consummating this sale; said commission to become due and payable upon the execution of this agreement

And it is further Agreed, by the parties to these presents, that the said party of the second part, their heirs and assigns, may enter into and upon the said land and premises on the execution of this ~~agreement~~ agreement ~~notwithstanding the date hereof~~ and from thence take the rents, issues and profits to and their use.

And it is further Agreed, by the parties hereto, that the said Deed of Warranty

shall be delivered and received at the Law Offices of Morris, Downing & Sherred, on such other location as may be mutually agreeable -

between the hours of ten in the fore noon and four o'clock in the after noon on the ~~said~~ date hereinabove set ~~day of~~ forth ~~notwithstanding the date hereof~~

The party of the second part agrees to furnish lake water by use of electric pump to the property of the party of the First Part, lot known as E-73 and E73-A in the rear of property being conveyed by this instrument, via the piping of the party of the first part, for the sum of \$5.00 per year, and further agrees to allow the party of the first part reasonable access to the existing well on lots D. 33-34, to obtain drinking water for the party of the first part, its tenants, from time to time and their heirs, executors, administrators and assigns; and it is further agreed that a similar provision shall be inserted in any deed given in fulfillment of this agreement.

It is hereby understood and agreed that if default is made in any of the terms of this Agreement for a period of six months, this Agreement shall be at end and the party of the first part may re-enter the premises aforesaid and if necessary may take legal proceedings to that end in the same manner as that the party of the second part were a tenant, time being the essence of this Agreement.

Deed to be issued in the name of MARION KILGUS only, and held in escrow until fulfillment of contract, as hereinbefore provided.

And for the performance of all and singular the covenants and agreements aforesaid, the said parties do bind themselves and their respective heirs, executors and administrators; and they hereby agree to pay, upon failure to perform the same, the sum of ONE THOUSAND DOLLARS

which they hereby fix and settle as liquidated damages therefor.

In Witness Whereof, the said parties have hereunto interchangeably set their hands and seals the day and year first above mentioned.

Signed, Sealed and Delivered }
in the presence of

Hugh D. Saunders (L.S.)
Hugh D. Saunders

Laura K. Saunderson (L. S.)
Laura K. Saunder

(L. S.)
Charles Kilgus

Marion Kilgus (L. S.)
Marion Kilgus

Horace A. Springer

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State of New Jersey, } ss:
County of SUSSEX

Be it Remembered, That on this twelfth day of April
in the year of our Lord One Thousand Nine Hundred and Forty One, before me,
the subscriber, a Notary Public of New Jersey

personally appeared HUGH D. SAUNDERS and LAURA K. SAUNDERS, his wife,
KILGUS and MARION KILGUS, his wife,

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

Horace A. Springer
Notary Public of New Jersey.

Contract for Property

HUGH D. SAUNDERS and
LAURA K. SAUNDERS, his wife,

TO

KILGUS and
MARION KILGUS, his wife,

Dated, April 12th, 1941.

LAW OFFICES
MORRIS & DOWNING
NEWTON, N. J.

In consideration of mutual promises and agreements herein stated, we hereby agree to extend
the date for the delivery of deed and execution of this contract to
at same hour and place

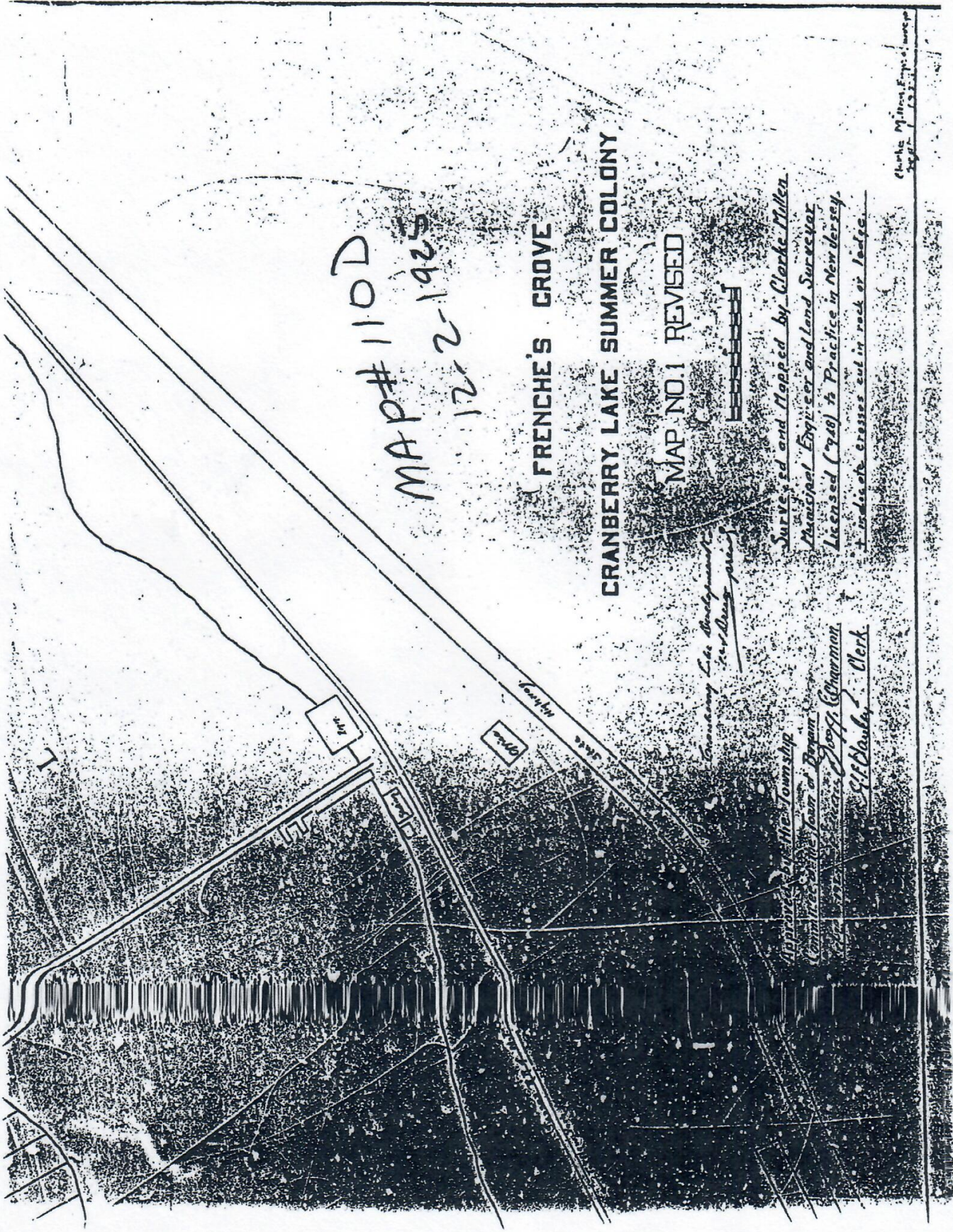
Witness our hands and seals this
day of A. D. 19

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Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Byram
Block No. 163 Lot No. 33 & 34 Account No.
☐ No property tax identification number is available on the date of this deed. (Check box if applicable.)

Property. The property consists of the land and all the buildings and structures on the land in
the County of Sussex of and State of New Jersey. The legal description is:

BEING KNOWN as Lots D33-34, on Map No. 1 "Frenche's Grove"
Cranberry Lake Summer Colony dated October, 1, 1922, and on
file in the office of the seller at 671 Broad Street, Newark
New Jersey, made by F.H. Parsons, Engineer of New Rochelle,
New York, New York, and which Map will appear of record in
County Clerk's Office at Newton, New Jersey. The aforesaid
property being more particularly bounded and described as follows:
Northerly 50 feet more or less on Meteor Trail,
Easterly 100 feet more or less on Lot No. 32,
Southerly 50 feet more or less on Cranberry Lake,
Westerly 100 feet more or less on Lot No. 35 as shown on Map
of "Frenche's Grove" Cranberry Lake Summer Colony, Map No. 1 dated
October 1, 1922.



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Sworn and subscribed before
me at Newark, N. J. the
date aforesaid.

ROY C. HASSAM

WALTER L. PFANN

Notary Public.
My Commission expires January 25, 1928

(Notarial Seal)

Received and Recorded March 5th, 1923.

9:15 A. M.

Arthur L. Hilcox

Clerk.

copy'd

Doc. No. 23379

CRANBERRY LAKE DEVELOPMENT CO. INC.,

To

HUGH D. SAUNDERS.

THIS INDENTURE, made the
tenth day of February, in the year of Our Lord
one thousand nine hundred and twenty three,

Between CRANBERRY LAKE DEVELOPMENT CO.
INC., a Corporation organized under the laws of

the State of New Jersey, located in the City of Newark, in the County of Essex and State
of New Jersey, of the first part:

And HUGH D. SAUNDERS, of the City of Newark, in the County of Essex and State of
_____, of the second part:

WITNESSETH, That the said party of the first part, for and in consideration of NINE
HUNDRED AND NO/100 DOLLARS (\$900.00) lawful money of the United States of America, to it
in hand well and truly paid by the said party of the second part, at or before the seal-
ing and delivery of these presents, the receipt whereof is hereby acknowledged, and the
said party of the first part, therewith fully satisfied, contented and paid, has given,
granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed, upon the
covenants and with the restrictions and reservations hereinafter set forth, and by these
presents does give, grant, bargain, sell, alien, release, enfeoff, convey and confirm,
upon said covenants and with said restrictions, and reservations hereinafter set forth,
to the said party of the second part, his heirs and assigns forever.

ALL that tract or parcel of land and premises, hereinafter particularly described,
situate, lying and being in the Township of Pyram in the County of Sussex and the State
of New Jersey, being known as lot D 33-34 on Map No. 1 "Frenche's Grove" Cranberry Lake
Summer Colony, dated October 1, 1922, and on file in the office of the seller at 671
Broad Street, Newark, New Jersey, made by F. H. Parsons, Engineer of New Rochelle, New
York, and which Map will appear of record in County Clerk's Office at Newton, New Jersey.

EXCEPTING and EXCLUDING, however, all ore and minerals in, on or under any and all
of said parcel or parcels of land above described, which ore and minerals are not intend-
ed to be included in this grant, and except the following covenants and restrictions, all
of which shall run with the land, namely:

a. Neither said premises nor any building now or hereafter placed upon said premises
shall be used for any manufacturing or mercantile purpose, or for any business or trade
whatsoever, or for stabling of cows or other cattle, or for the housing of fowl.

b. No building shall be erected on the said premises, except a one-family private
dwelling, and a suitable stable or garage for private use only.

c. No building of any kind shall be erected on the said premises nearer than fif-
teen feet from the front line nor nearer than ten (10) feet from any other boundary line

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of the premises, except the rear line, nor nearer than fifteen (15) feet from any trail, road or pathway. This restriction, however, shall not cover verandas, porches or steps at either front or rear line.

d. No excavation shall be made on the premises except for the purpose of building thereon, and at the time when building operations are commenced, and no earth or sand shall be removed from the said premises, except as part of such excavation.

e. No dwelling or other building shall be erected or occupied on the premises without a cesspool or septic tank and an improved type of chemical toilet, which will meet the requirements of the State Department of Health, for the disposal of sewerage from such dwelling. No out-house, toilet or privy shall be erected on the said land, except attached to or as a part of the dwelling.

f. The rights to the land under the water of Cranberry Lake or Cranberry Reservoir are excepted from this grant, together with the rights to ore or minerals on or under the land covered by this deed of conveyance.

g. The right to run telephone and telegraph lines and poles over, on or under the land hereinbefore described, for the benefit of owners of land at Cranberry Lake and the vicinity, is reserved by the grantor for itself, its successors and assigns.

h. The right to run water lines or pipes, gas lines or pipes, sewer lines or pipes, in, on or under the land hereinbefore described, for the benefit of owners of land at Cranberry Lake and the vicinity, is reserved by the grantor for itself, its successors and assigns.

i. It is the intent and purpose of this instrument to convey to the grantee, in common with all other purchasers or owners of land at Cranberry Lake and the vicinity, such rights as the grantor has or ought to have in and on and to the waters of Cranberry Lake or Cranberry Reservoir.

j. The land hereby conveyed is also subject to the covenants and restrictions set forth in Deed of Conveyance from Susan C. Galkins and Frederic H., her husband, to William F. Dravs, dated November 4, 1922, and on record in County Clerk's Office at Newton, New Jersey.

k. Whereas, The party of the second part has induced the party of the first part to sell and convey the aforesaid premises, with the promise on the part of the party of the second part to the party of the first part, that the party of the second part will not sell, rent or lease the aforesaid premises or any building thereon, except to a member of the Cranberry Lake Community Club or build or construct or cause to be built or constructed, any building or buildings on the aforesaid premises within a period of three (3) years, without the consent in writing of the party of the first part or its successors or assigns, and the party of the second part has agreed to waive any right or rights which he has or ought to have (a) to sell, rent, or lease the said land except as aforesaid, or (b) to build or cause to be constructed thereon any building or buildings, without the consent in writing of the party of the first part or its successors and assigns.

These covenants and restrictions and reservations shall run with the land, but in the event of the Cranberry Lake Community Club dissolving or ceasing to be in existence after a period of three (3) years, the party of the second part shall come into his full right or rights without restrictions as to selling, renting or leasing said lands or buildings thereon.

The aforesaid property being more particularly bounded and described as follows:

Northerly 50 feet more or less on Meteor Trail

Easterly 100 feet more or less on Lot No. 32

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HUGH D. SAUNDERS AND WIFE,

To

LLEWELYN L. MUSGRAVE AND WIFE.

Thousand Nine Hundred and forty one,

Between HUGH D. SAUNDERS and LAURA K. SAUNDERS,
his wife, of the City of Newark in the County of Essex
and State of New Jersey, party of the first part;

And LLEWELYN L. MUSGRAVE and MARGARET L. MUSGRAVE, his wife, of 54 Trossach Road,
Stapleton, Staten Island, party of the second part:

WITNESSETH, That the said party of the first part, for and in consideration of the
sum of TWENTY ONE HUNDRED FIFTY DOLLARS to be paid and satisfied as hereinafter mentioned,
and also in consideration of the covenants and agreements hereinafter mentioned, made and
entered into by the said party of the second part, doth agree to and with the said party
of the second part, that they, the said party of the first part, will well and sufficient-
ly convey to the said party of the second part, their heirs and assigns, by Deed of War-
renty free from all encumbrance on the date hereinafter set forth.

ALL those lots, tracts or parcels of land and premises, hereinafter particularly des-
cribed, situate, lying and being in the Township of Byram in the County of Sussex and
State of New Jersey.

BEING known as Lots E-73 and 73 A, Meteor Trail, Frenche's Grove on revised map N.
1 "Frenche's Grove" Cranberry Lake Summer Colony, dated September 1st, 1923 and on file in
the office of the Cranberry Lake Development Company, Inc., made by Clarke Millen, C. E.,
of Newton, New Jersey (together with all furniture and furnishings therein contained).

BEING the same lands and premises conveyed to Laura K. Saunders by Ethel M. V. Fear-
son Hansen and Christen M. Hanson by deed dated August 14, 1929 and recorded in the Sus-
sex County Clerk's Office in Book 319 of deeds, page 47 &c.

BEING the same lands and premises conveyed to Ethel M. Fearson by the Cranberry Lake
Development Co., Inc. by deed dated July 13, 1925 and recorded in the Sussex County Clerk's
Office in Book 112 of Deeds, page 380 &c., and this conveyance is made subject to all re-
servations and conditions set forth in said deed.

AND the said Llewelyn L. Musgrave for himself, his heirs, executors and administra-
tors doth covenant, promise and agree to and with the said party of the first part, their
heirs, executors, administrators and assigns, that he, the said party of the second part,
will pay and satisfy, or cause to be paid and satisfied, unto the said party of the first
part, the sum of Twenty One Hundred Fifty Dollars as and for the purchase money of the
foregoing described land and premises, in the following manner, that is to say: the sum
of \$40.00 paid April 19th, 1941; \$250.00 on the signing of this agreement, the payment of
which is acknowledged by the signing hereof; \$100.00 on July 1st, 1941 and the balance or
\$1,750.00 in equal monthly installments of \$25.00 each, beginning on the first day of Au-
gust, 1941 and continuing in each succeeding month until the entire purchase price, toget-
her with interest on unpaid balances of principal computed at the rate of 5% per annum is
fully paid and satisfied, reserving to the party of the second part the privilege of pay-
ing the balance of the purchase price with accrued interest at any time prior to the ex-
piration of the period hereinbefore provided.

It is agreed by and between the parties hereto that the party of the first part will
pay the taxes that has accrued to the date of this agreement and the party of the second
part hereby assumes and agrees to pay all other taxes that may be assessed upon said premi-
ses during the term of this agreement.

The party of the first part hereto agrees to have the buildings and improvements upon

DBX 382-287

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HUGH D. SAUNDERS AND WIFE,

To

LLEWELYN L. MUSGRAVE AND WIFE.

Thousand Nine Hundred and forty one,

Between HUGH D. SAUNDERS and LAURA K. SAUNDERS,

his wife, of the City of Newark in the County of Sussex
and State of New Jersey, party of the first part;

And LLEWELYN L. MUSGRAVE and MARGARET L. MUSGRAVE, his wife, of 54 Trossach Road,
Stapleton, Staten Island, party of the second part:

WITNESSETH, That the said party of the first part, for and in consideration of the
sum of TWENTY ONE HUNDRED FIFTY DOLLARS to be paid and satisfied as hereinafter mentioned,
and also in consideration of the covenants and agreements hereinafter mentioned, made and
entered into by the said party of the second part, doth agree to and with the said party
of the second part, that they, the said party of the first part, will well and sufficient-
ly convey to the said party of the second part, their heirs and assigns, by Deed of War-
renty free from all encumbrance on the date hereinafter set forth.

ALL those lots, tracts or parcels of land and premises, hereinafter particularly des-
cribed, situate, lying and being in the Township of Byram in the County of Sussex and
State of New Jersey.

BEING known as Lots E-73 and 73 A, Meteor Trail, Frenche's Grove on revised map N.
1 "Frenche's Grove" Cranberry Lake Summer Colony, dated September 1st, 1923 and on file in
the office of the Cranberry Lake Development Company, Inc., made by Clarke Millen, C. E.,
of Newton, New Jersey (together with all furniture and furnishings therein contained).

BEING the same lands and premises conveyed to Laura K. Saunders by Ethel M. V. Fear-
son Hansen and Christen M. Hanson by deed dated August 14, 1929 and recorded in the Sus-
sex County Clerk's Office in Book 319 of deeds, page 47 &c.

BEING the same lands and premises conveyed to Ethel M. Fearson by the Cranberry Lake
Development Co., Inc. by deed dated July 13, 1925 and recorded in the Sussex County Clerk's
Office in Book 4-12 of Deeds, page 380 &c., and this conveyance is made subject to all re-
servations and conditions set forth in said deed.

AND the said Llewelyn L. Musgrave for himself, his heirs, executors and administra-
tors doth covenant, promise and agree to and with the said party of the first part, their
heirs, executors, administrators and assigns, that he, the said party of the second part,
will pay and satisfy, or cause to be paid and satisfied, unto the said party of the first
part, the sum of Twenty One Hundred Fifty Dollars as and for the purchase money of the
foregoing described land and premises, in the following manner, that is to say: the sum
of \$40.00 paid April 19th, 1941; \$250.00 on the signing of this agreement, the payment of
which is acknowledged by the signing hereof; \$100.00 on July 1st, 1941 and the balance or
\$1,750.00 in equal monthly installments of \$25.00 each, beginning on the first day of Au-
gust, 1941 and continuing in each succeeding month until the entire purchase price, toget-
her with interest on unpaid balances of principal computed at the rate of 5% per annum is
fully paid and satisfied, reserving to the party of the second part the privilege of pay-
ing the balance of the purchase price with accrued interest at any time prior to the ex-
piration of the period hereinbefore provided.

It is agreed by and between the parties hereto that the party of the first part will
pay the taxes that has accrued to the date of this agreement and the party of the second
part hereby assumes and agrees to pay all other taxes that may be assessed upon said premi-
ses during the term of this agreement.

The party of the first part hereto agrees to have the buildings and improvements upon

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said premises insured to the amount of \$2,000.00 and the party of the second part agrees to pay the premiums for such insurance from the date of this agreement. Any premiums heretofore paid by the party of the first part on the issuing of policies shall be pro rated between the parties hereto.

It is understood that time is of the essence hereof and should default be made in the payment of one or more installments as hereinbefore provided, or default be made in any of the covenants herein contained by the party of the second part and should default continue for thirty days then and in that case at seller's option the entire balance of principal with all accrued interest shall be immediately due and payable, notwithstanding anything herein contained to the contrary, and the party of the first part, her heirs or assigns may re-enter said premises and remove all persons therefrom.

AND the said party of the first part hereby agrees to pay to _____ a commission of ten% on the purchase price aforesaid, said commission to be paid in consideration of services rendered in consummating this sale; said commission to become due and payable upon the execution of this agreement.

AND IT IS FURTHER AGREED, by the parties to these presents, that the said party of the second part, their heirs and assigns, may enter into and upon the said land and premises on the execution of this agreement next ensuing the date hereof, and from thence take the rents, issues and profits to _____, and their use.

AND IT IS FURTHER AGREED, by the parties hereto, that the said deed of warranty shall be delivered and received at the law offices of Morris, Dowing & Sherred, or such other location as may be mutually agreeable between the hours of ten in the forenoon and four o'clock in the afternoon on the date hereinabove set forth.

The party of the first part hereby assigns his rights and interest in lake Water to be furnished this property by owner of shore lots D 33-34 and declares that such rights exist in Contract of Sale made under date of April 12, 1941 by said party of the first part to Charles and Marion Kilgus now in possession of said shore property under Purchase Agreement as above stated.

AND for the performance of all and singular the covenants and agreements aforesaid, the said parties do bind themselves and their respective heirs, executors and administrators; and they hereby agree to pay, upon failure to perform, the same, the sum of _____ which they hereby fix and settle as liquidated damages therefor.

IN WITNESS WHEREOF, the said parties have hereunto interchangeably set their hands and seals the day and year first above mentioned.

Witness, Signed, Sealed and Delivered)

in the presence of)

H O R A C E A. S P R I N G E R

HUGH D. SAUNDERS (L.S.)

LAURA K. SAUNDERS (L.S.)

LLEWELYN L. MUSGRAVE (L.S.)

MARGARET L. MUSGRAVE (L.S.)

STATE OF NEW JERSEY,) BE IT REMEMBERED, That on this 26th day of April in the year
COUNTY OF SUSSEX,) ss. of our Lord One thousand Nine Hundred and forty one, before me, the subscriber, personally appeared HUGH D. SAUNDERS and LAURA K. SAUNDERS, his wife, and LLEWELYN L. MUSGRAVE and MARGARET L. MUSGRAVE, his wife, who, I am satisfied, are the parties mentioned in the within Instrument, to whom I first made known the contents thereof, and thereupon they acknowledged that they signed, sealed and delivered the same as their voluntary act and deed, for the uses and purposes therein expressed.

(Notarial Seal)

H O R A C E A. S P R I N G E R

HORACE A. SPRINGER

Notary Public of New Jersey

My Commission Expires August 30, 1944 .

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STATE OF NEW JERSEY)
COUNTY OF SUSSEX)
BEFORE ME, the subscriber, an Attorney at Law of New Jersey, personally appeared, HERBERT MEYER and AGNES K. MEYER, his wife, who, I am satisfied are the persons mentioned in the within Instrument, and I having first made known to them the contents thereof, they did acknowledge that they signed, sealed and delivered the same as their voluntary act and deed, for the uses and purposes therein expressed.

HARRY R. WALKER, JR.

An Attorney at Law of New Jersey

Received and Recorded August 15th, 1949.

11:28 A. M.

ONE

Arthur L. Wilson
Clerk.

Doc. No. 35986

CHARLES KILGUS AND WIFE,

TO

MARION KILGUS.

THIS INDENTURE, made the 12th day of August, in the year of our Lord One Thousand Nine Hundred and Forty-nine.

Between CHARLES KILGUS and MARION KILGUS, his wife, residing at 32-26 44th Street, Long Island City, County of Queens, City and State of New York, parties of the first part.

And MARION KILGUS, residing at 32-26 44th Street, Long Island City, County of Queens, City and State of New York, party of the second part

WITNESSETH, that the said parties of the first part, for and in consideration of ONE DOLLAR and other full and adequate consideration, lawful money of the United States of America to them in hand well and truly paid by the said part_ of the second part, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the said parties of the first part being therewith fully satisfied, contented and paid, have given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed, and by these presents do give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said part_ of the second part, and to her heirs, administrators __ assigns, forever,

ALL that said lot tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the Township of Byram in the County of Sussex and State of New Jersey, being know_ as lots D-33-34, on Map No. 1 "Frenche's Grove" Cranberry Lake Summer Colony dated October 1, 1922 and on file in the office of the seller at 671 Broad Street, Newark, New Jersey, made by F. H. Parsons, Engineer of New Rochelle, New York, and which Map will appear of record in County Clerk's Office at Newton, New Jersey. The aforesaid property being more particularly bounded and described as follows:

Northerly 50 feet more or less on Meteor Trail

Easterly 100 feet more or less on Lot No. 32

Southerly 50 feet more or less on Cranberry Lake

Westerly 100 feet more or less on Lot No. 35 as shown on Map of "Frenche's Grove" Cranberry Lake Summer Colony, Map No. 1 dated October 1, 1922.

Being the same lands and premises conveyed to Marion Kilgus by Hugh D. Saunders and Laura K. Saunders, his wife by deed dated May 27th, 1941 and recorded in the Sussex County Clerk's Office in Book 397 of Deeds, pages 452 to, and this conveyance is made subject to all reservations and conditions set forth in said deed.

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And the said part_ of the second part, as a part of the consideration for the afore-said conveyance, for himself, his heirs, executors, administrators, and assigns, hereby agrees to furnish lake water by use of electric pump to the property of Laura K. Saunders, or her heirs, executors, administrators or assigns, known as E-73 and X-73-A in the rear of the property conveyed by this deed via the piping of the party of the first part for the sum of \$5. per year and further agrees to allow Laura K. Saunders, her heirs, executors, administrators, and assigns reasonable access to existing well on Lots D-33-34 to obtain drinking water for Laura K. Saunders, their tenants, heirs, executors, administrators and assigns, from time to time.

Subject: to any state of facts an accurate survey would show provided same does not render title unmarketable.

Subject to covenants, conditions, easements and restrictions contained in instrument now of record.

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:

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 part_ of the second part, his heirs and assigns, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns forever:

AND the said Charles Kilgus and Marion Kilgus, his wife do for themselves, their heirs, executors and administrators covenant and agree to and with the said part_ of the second part, ___ heirs and assigns, that the said Marion Kilgus, is the true, lawful and right owner of all and singular the above described land and premises, and of every part and parcel thereof, with 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 have good right, full power and lawful authority, to grant, bargain, sell and convey the said land and premises in manner aforesaid:

AND ALSO, the ___ Marion Kilgus will WARRANT, secure, and forever defend the said land and premises unto the said ___ 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 have hereunto set their hands and seals the day and year first above written.

Witnesseth:

A L B E R T P. C A N D I A

CHARLES KILGUS

MARION KILGUS

STATE OF NEW YORK)

COUNTY OF QUEENS)

On the 12 day of August, one thousand nine hundred and forty-nine, before me came MARION KILGUS and CHARLES KILGUS to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same.

Chain of Title for 29 Meteor Trail

ALBERT F. CANDIA, Attorney & Counsellor at Law
Office & P. O. Address: 35-09 111th St., L.I.C.
Queens Co. Clk's No. 111, Reg. No. A-30-C-0
Commission Expires March 30, 1950

STATE OF NEW YORK) I, PAUL LIVOTI, Clerk of the County of Queens and Clerk of the
COUNTY OF QUEENS) ss. Supreme Court and County Court in and for said county, the same
being courts of record having a seal, DO HERESY CERTIFY, That ALBERT F. CANDIA whose name
is subscribed to the deposition, certificate of acknowledgment or proof of the annexed
instrument, was at the time of taking the same an ATTORNEY AND COUNSELLOR at law, duly
commissioned and sworn and qualified to exercise the powers of a notary public in Queens
County and throughout the State of New York; that pursuant to law a commission, or a
certificate of his appointment and qualifications, and his autograph signature, have been
filed in my office; that as such officer he was duly authorized by the laws of the State
of New York to administer oaths and affirmations, to certify the acknowledgment or proof
of deeds and other written instruments for lands, tenements and hereditaments to be read
in evidence or recorded in said State, to protest notes and to take and certify depositions;
and that I am well acquainted with the handwriting of such Attorney and Counsellor at Law,
or have compared the signature on the annexed instrument with his autograph signature
deposited in my office, and believe that the signature is genuine.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this
16th day of August, 1949.

(Official Seal)

PAUL LIVOTI

County Clerk and Clerk of the Supreme
Court and County Court, Queens County.

Received and Recorded August 19th, 1949.

9:05 A. M.

Arthur L. Wilcox
Clerk.

COPY

Dec. No. 35988

LOUISE M. DONALDSON AND HUSBAND,
TO
JOSEPH BECKMAN AND WIFE.

THIS INDENTURE, Made the Eighteenth
day of August in the year One Thousand Nine Hundred and
Forty Nine

Between LOUISE M. DONALDSON and SAMUEL B.
DONALDSON, her husband of Andover Township, County of

Sussex, State of New Jersey, parties of the first part

And JOSEPH BECKMAN and OLGA BECKMAN, his wife of 800 Chandler Avenue, Linden, N. J.
parties of the second part:

WITNESSETH, That the said parties of the first part, for and in consideration of ONE
DOLLAR (\$1.00) and other good and valuable considerations lawful money of the United
States of America, to them in hand well and truly paid by the said parties of the second
part, at or before the sealing and delivery of these presents, the receipt whereof is
heraby acknowledged, and the said parties of the first part being therewith fully satis-
fied, contented and paid, have given, granted, bargained, sold, aliened, released, enfeof-
fed, conveyed and confirmed, and by these presents do give, grant, bargain, sell, alien,
release, enfeoff, convey and confirm unto the said parties of the second part, and to their
heirs and assigns, forever,

ALL that certain tract or parcel of land and premises, hereinafter particularly de-
scribed, situate, lying and being in the Township of Andover in the County of Sussex and
State of New Jersey.

Chain of Title for 29 Meteor Trail

D-1892-076

103-DEED - BARGAIN AND SALE (Covenant as to Grantor's Acts)
IND. TO IND. OR CORP. - Plain Language ADGRV T-2

Copyright © 1982 By ALL-STATE LEGAL SUPPLY CO.
One Commerce Drive, Cranford, N.J. 07016

DEED 92-0676

Prepared by: (Print signer's name below signature)

This Deed is made on November 6, 1992

Kathy Savage

BETWEEN

whose address is 29 Meteor Trail, Cranberry Lake

referred to as the Grantor.

AND

about to be
whose post office address is 29 Meteor Trail, Cranberry Lake

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of 147,000.00

One hundred forty seven thousand dollars. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Byram
Block No. 163 Lot No. 33 & 34

Account No.

☐ No property tax identification number is available on the date of this deed. (Check box if applicable.)

Property. The property consists of the land and all the buildings and structures on the land in the County of Sussex of and State of New Jersey. The legal description is:

BEING KNOWN as Lots D33-34, on Map No. 1 "Frenche's Grove" Cranberry Lake Summer Colony dated October, 1, 1922, and on file in the office of the seller at 671 Broad Street, Newark New Jersey, made by F.H. Parsons, Engineer of New Rochelle, New York, New York, and which Map will appear of record in County Clerk's Office at Newton, New Jersey. The aforesaid property being more particularly bounded and described as follows:
Northerly 50 feet more or less on Meteor Trail,
Easterly 100 feet more or less on Lot No. 32,
Southerly 50 feet more or less on Cranberry Lake,
Westerly 100 feet more or less on Lot No. 35 as shown on Map of "Frenche's Grove" Cranberry Lake Summer Colony, Map No. 1 dated October 1, 1922.

SUBJECT TO covenants, conditions, easements and restrictions contained in instrument now of record.

BEING the same premises conveyed to grantor herein by deed from Joyce Holmes Glasson to James Glasson which deed is dated April 21, 1986, and recorded in the Sussex County Clerk's Office on May 5, 1986 in Book 1344, page 234.

RECEIVED

92 NOV 13 AM 12:26

RECEIVED

DBK 1892-76

11/18/92

COUNTY OF SUSSEX
Consideration 147,000.00
Realty Transfer Tax \$14.50
Date 11/18/92 By LP Code-S

Chain of Title for 29 Meteor Trail

R & R TO: HARVEY J. MICHELMAN
383 W. BLACKWELL ST.
DOVER, N.J. 07801

D-1892-077

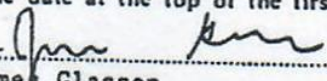
HELEN C. ACKERMAN
SUSSEX COUNTY CLERK
NEWTON, N.J.

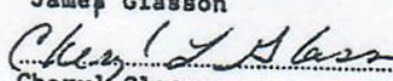
92 NOV 18 AM 37

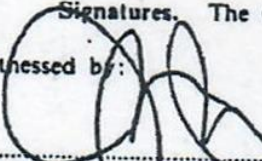
REC'D & RECORDED

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:  (Seal)
James Glasson

 (Seal)
Cheryl Glasson

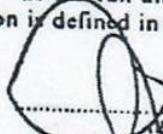

Harvey J. Michelman
Attorney at Law
State of New Jersey

STATE OF NEW JERSEY, COUNTY OF Morris SS.:

I CERTIFY that on November 6, 1992

James Glasson personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$ 147,000 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)


Harvey J. Michelman
Attorney at Law, State of New Jersey

Chain of Title for 29 Meteor Trail

M-2171-158



10204856

PLANNED UNIT DEVELOPMENT RIDER

THIS PLANNED UNIT DEVELOPMENT RIDER is made this 6th day of November 1992 and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date, given by the undersigned (the "Borrower") to secure Borrower's Note to

MARGARETTEN & COMPANY, INC., a corporation organized and existing under the laws of the state of NEW JERSEY (the "Lender") of the same date and covering the Property described in the Security Instrument located at:

29 METEOR TR , BYRAM , NJ 07821

Property Address

The Property includes, but is not limited to, a parcel of land improved with a dwelling, together with other such parcels and certain common areas and facilities, as described in

BOOK H12 PAGE 513

(the "Declaration"). The Property is a part of a planned unit development known as

CRANBURY LAKE

Name of Planned Unit Development

(the "PUD"). The Property also includes Borrower's interest in the homeowners association or equivalent entity owning or managing the common areas and facilities of the PUD (the "Owners Association") and the uses, benefits and proceeds of Borrower's interest.

PUD COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. PUD OBLIGATIONS. Borrower shall perform all of Borrower's obligations under the PUD's Constituent Documents. The "Constituent Documents" are the: (i) Declaration; (ii) articles of incorporation, trust instrument or any equivalent document which creates the Owners Association; and (iii) any by-laws or other rules or regulations of the Owners Association. Borrower shall promptly, when due, all dues and assessments imposed pursuant to the Constituent Documents.

B. HAZARD INSURANCE. So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy insuring the Property which is satisfactory to Lender and which provides insurance coverage in the amounts, for the periods, and against the hazards Lender requires, including fire and hazards included within the term "extended coverage," then:

(i) Lender waives the provision in Uniform Covenant 2 for the monthly payment to Lender of one-twelfth of the yearly premium installments for hazard insurance on the Property; and

(ii) Borrower's obligation under Uniform Covenant 5 to maintain hazard insurance coverage on the Property is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy.

Borrower shall give Lender prompt notice of any lapse in required hazard insurance coverage provided by the master or blanket policy.

In the event of a distribution of hazard insurance proceeds in lieu of restoration or repair following a loss to the Property, or to common areas and facilities of the PUD, any proceeds payable to Borrower are hereby assigned and shall be paid to Lender. Lender shall apply the proceeds to the sums secured by the Security Instrument, with any excess paid to Borrower.

MULTISTATE PUD RIDER—SINGLE FAMILY—FNMA/FHLMC UNIFORM INSTRUMENT

Form 3150 9/90

MAR-6016 Page 1 of 2 (Rev. 5/91)

Replaces MAR-6016 Page 1 of 2 (Rev. 3/87)