

This Indenture,

Made the 15th day of October, in the year One Thousand Nine Hundred and Sixty-four

Between PETER A. HUNKEN and DOLORES M. HUNKEN, his wife,

of the Borough of Hillsdale in the County of Bergen and State of New Jersey hereinafter known as the grantors ; party of the first part,

And WILLIAM FERNBACHER and GERTRUDE FERNBACHER, his wife, of 248 Spring Valley Road of

the Borough of Oradell in the County of Bergen and State of New Jersey hereinafter known as the grantees ; party of the second part,

Witnesseth, That in consideration of One (\$1.00) Dollar and other valuable consideration

the said grantors do grant, bargain, sell and convey, unto the said grantees, their heirs and assigns

All that certain tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the Borough of Hillsdale in the County of Bergen and State of New Jersey

BEGINNING at a point in the westerly line of Magnolia Avenue (60 feet wide) at the distance of 250 feet southerly from the southerly line of Lawrence Street, running thence (1) westerly and parallel with Lawrence Street 190 feet; thence (2) northerly and parallel with Magnolia Avenue 100 feet; thence (3) westerly along lots 7, 6, and 5 in Block N 103.23 feet; thence (4) southerly, parallel with Railroad Avenue 50 feet; thence (5) westerly along land now or late of Elizabeth A. Newstrom 200 feet to the easterly line of Railroad Avenue (now Broadway); thence (6) southerly along same 148.2 feet to the northerly bank of the Pascack Brook; thence (7) easterly along same to westerly line of Magnolia Avenue; thence (8) northerly along same to the westerly line of Magnolia Avenue 46.2 feet to the place of Beginning. Reference in this description being had to Map #147 and being a part of Block N, on file in the Clerk's Office of said County with Magnolia Avenue narrowed to 60 feet, as shown on a map entitled "Supplement to Lots and Villa plots at Hillsdale, Bergen County, New Jersey."

BEING the same premises conveyed to Peter A. Hunken and Dolores M. Hunken, the grantors herein, by deed from Henry Pilz Dietz and Mary Jo Dietz his wife, dated December 9, 1960, and recorded January 5, 1961, in Book 4200 of deeds for Bergen County, Page 394.

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BERGEN COUNTY CLERK

To Have and to Hold, said premises with the appurtenances, unto the said grantees, their heirs and assigns forever

And the said grantors

for themselves, their heirs and assigns, do

Covenant:

1. That the title to said premises is vested in fee simple absolute in the said grantors
2. That they have the right and authority to convey the said premises to the said grantees
3. That the grantees shall have peaceable and quiet possession of the said premises free from all encumbrances.
4. That the same are now free and clear of all encumbrances whatsoever, except easements and restrictions of record, if any.
5. That the grantors will execute or procure such further assurances and conveyances of the said land as may be reasonably required.
6. That they will WARRANT and DEFEND the premises hereby conveyed against all persons lawfully claiming the same.

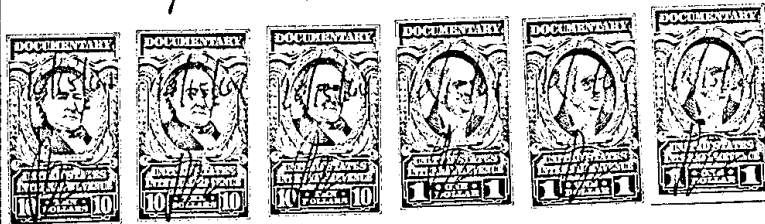
In Witness Whereof, the said grantors have hereunto set their hands and seals, or caused these presents to be signed by its proper corporate officers and caused its proper corporate seal to be hereto affixed, the day and year first above written.

Peter A. Hunken
Peter A. Hunken

Signed, Sealed and Delivered
in the presence of

Dolores M. Hunken
Dolores M. Hunken

Richard J. Cummins
RICHARD J. CUMMINS



State of New Jersey,

} ss.:

County of Bergen

We it Remembered, that on this 15th day of October, in the year of our Lord One Thousand Nine Hundred and Sixty-four, before me, the subscriber, an Attorney at Law of New Jersey, personally appeared Peter A. Hunken and Dolores M. Hunken

who, I am satisfied, are the persons mentioned in the within Instrument, and thereupon they acknowledged that they signed, sealed and delivered the same as their act and deed, for the uses and purposes therein expressed.

Richard J. Cummins
Richard J. Cummins,
Attorney at Law of New Jersey

State of New Jersey,
County of BERGEN

ss.:

We it Remembered, that on this _____ day of October, before me, the subscriber, personally appeared _____ who, being by me duly sworn on his oath, does depose and make proof to my satisfaction, that he is the Secretary of the _____

the party mentioned in the within Instrument, is the _____

that _____ President of said Corporation; that the execution, as well as the making of this Instrument, has been duly authorized by a proper resolution of the Board of Directors of the said Corporation; that deponent well knows the corporate seal of said Corporation; and the seal affixed to said Instrument is such corporate seal and was thereto affixed, and said Instrument signed and delivered by said President, as and for his voluntary act and deed and as and for the voluntary act and deed of said Corporation, in presence of deponent, who thereupon subscribed his name thereto as witness.

Sworn to and subscribed before me,
at _____
the date aforesaid.

Charge 16385
RECORDING FEE \$4.65
PAID

Deed.

4.65

56838 OCT 16 64 DEED

PETER A. HUNKEN and
DOLORES M. HUNKEN, his wife

TO

WILLIAM FERNBACHER and
GERTRUDE FERNBACHER, his wife

Dated, October 15, 1964

R.R.B.
Bureau of Records & Communications
87 Old Branch St
Hickensack, NJ

CHAMBERS & CUMMINS
Solicitors at Law
100 Broadway
Hillside, New Jersey

This Indenture,

Made the 14th day of October, 1964, in the year of our Lord
One Thousand Nine Hundred and Sixty-four,

Between NORTON P. ROGERS and JANET B. ROGERS, his wife,

residing at 141 Mountainview Avenue,
in the Village of Pearl River, in the County of
Rockland, and State of New York, party of the first part;

And SALVATORE F. FOTINO and MARY M. FOTINO, his wife,
about to reside at 8 Beverly Lane, Waldwick, Bergen
County, New Jersey

~~residing at 6411 10th Boulevard,~~
in the ~~Borough~~ of ~~New York~~, in the County of
~~Bergen~~ and State of ~~New Jersey~~ party of the second part:

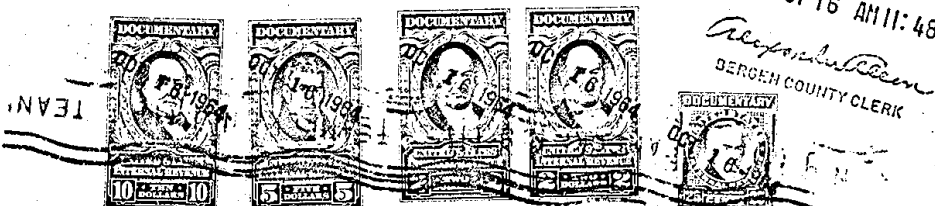
Witnesseth, that the said party of the first part, for and in consideration of One and no/100
(\$1.00) Dollar
lawful money of the United States of America, and other good and valuable
consideration, to them in hand well and truly paid by the said
party of the second part, at or before the sealing and 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, enfeoffed, conveyed and confirmed, and
by these presents do give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the
said party of the second part, and to their heirs and assigns, forever,

All that certain lot,
tract or parcel of land and premises, hereinafter particularly described, situate, lying and being
in the Borough of Waldwick,
in the County of Bergen, and State of New Jersey:

KNOWN and designated as Lot Number 6 in Block D on a map entitled
"Subdivision Plat Waldwick Heights, Borough of Waldwick, Bergen
County, N.J.", and filed in the Bergen County Clerk's Office
July 7, 1950, as Map No. 3956.

BEING THE SAME PREMISES conveyed to the party of the first part by deed
of Waldwick Heights, dated February 16, 1951, and recorded February 28,
1951, in Book 3178 of Deeds, page 522, in the Bergen County Clerk's
Office.

SUBJECT TO zoning ordinances, easements, such facts as an accurate
survey may disclose and restrictions of record, if any.



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

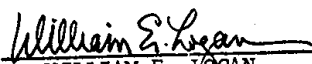
And the said NORTON P. ROGERS and JANET B. ROGERS, his wife,

for themselves, their heirs, executors and administrators, do covenant, promise and agree to and with the said party of the second part, their heirs and assigns, that they have not made, done, committed, executed or suffered any act or acts, thing or things whatsoever, whereby or by means whereof the above mentioned and described premises, or any part or parcel thereof, now are, or at any time hereafter shall or may be impeached, charged or encumbered, in any manner or way 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.


NORTON P. ROGERS (L.S.)

Signed, Sealed and Delibered
in the Presence of }


WILLIAM E. LOGAN

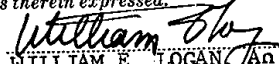

JANET B. ROGERS (L.S.)

State of New Jersey,

County of Bergen

ss.:
We it Remembered, that on this 14th day of October, 1964, before me, in the year of our Lord One Thousand Nine Hundred and Sixty-four, the subscriber, an Attorney at Law of New Jersey, personally appeared NORTON P. ROGERS and JANET B. ROGERS, his wife,

who, I am satisfied, as the persons mentioned in the within Instrument, and thereupon they acknowledged that they signed, sealed and delivered the same as their free act and deed, for the uses and purposes therein expressed.


WILLIAM E. LOGAN, An Attorney
at Law of New Jersey

Charge RECORDING FEE \$ 4.65
for law PAID

30
Deed.

4.65

56,843 OCT 16 64 DEED

NORTON P. ROGERS and
JANET B. ROGERS, his wife,

TO

SALVATORE F. FOTINO and
MARY N. FOTINO, his wife.

Dated, October 14th, 1964

~~LOCAN AND LOCAN~~
132 Eagle Street
Englewood, New Jersey

R/R to Mr. & Mrs. S.F. Fotino
8 Beverly Place
Waldwick, New Jersey

THIS AGREEMENT made this 24th day of September 1964,
by and between HELENA M. LOWE, widow, party of the first part, and
HENRY A. CONN and MARGARET CONN, his wife, parties of the second
part, all of the Village of Ridgely Park, County of Bergen and
State of New Jersey, WITNESSETH:

WHEREAS the party of the first part is the owner of and
in possession of, the following described real estate, situated
in the Village of Ridgely Park, County of Bergen, State of New
Jersey,

Which on a certain map on file in the Office of the Clerk
of the County of Bergen, entitled, "Map of Property of
Herman Niehaus, Ridgely Park, N. J." are known, laid
down and designated as Lots numbered Twenty (20) and Twenty-
one (21), fronting and facing on the easterly side of Euclid
Avenue, formerly Central Avenue, in said Village, and being
of the size and dimensions as laid down on said map; and

WHEREAS the parties of the second part are the owners
of, and in possession of the following described real estate
situated in the Village of Ridgely Park, County of Bergen,
State of New Jersey, which on a certain map on file in the Office
of the Clerk of the County of Bergen, entitled, "Map of Property
of Herman Niehaus, Ridgely Park, N. J." are known and desig-
nated as Lots numbered Eighteen (18) and Nineteen (19), fronting
and facing on the easterly side of Euclid Avenue, formerly Central
Avenue, and further known and described as follows:

BEGINNING at a point in the easterly line of Euclid Avenue
distant northerly 200.12 feet from the corner formed by the
intersection of the easterly line of Euclid Avenue and the
northerly line of Hobart Street and running thence (1)
easterly parallel or nearly so with Hobart Street 173.28
feet; thence (2) northerly parallel or nearly so with Euclid
Avenue 50.21 feet; thence (3) westerly parallel or nearly so
with the first course 173.9 feet to the easterly line of
Euclid Avenue; and thence (4) southerly along the easterly
line of Euclid Avenue 50.33 feet to the point or place of
beginning; and

WHEREAS said properties adjoin so that the northerly
line of Lot #20 coincides with the southerly line of Lot #19; and

WHEREAS said parties, in consideration of the sum of

One (\$1.00) Dollar in hand paid each to the other, have agreed to grant to each other an easement for driveway purposes along said adjoining lot line upon the terms and conditions as set forth below:

NOW THEREFORE, it is hereby agreed by and between the parties hereto as follows:

1. The first party hereby agrees to grant to the second parties, their heirs and assigns, an easement and right of way along the northerly line of Lot #20 as and for driveway purposes, and for ingress and egress to the rear entrance of the dwelling of the said second parties and the garage located on Lot #19, also known as Lot #5, Block 92 on the Tax Assessment Map of the Village of Ridgefield Park, all as shown on the attached survey of Boswell Engineering Co. dated October 5, 1964.

2. The second parties hereby grant unto the first party, her heirs and assigns, an easement and right of way along the southerly line of said Lot #19 as and for driveway purposes, and for ingress and egress to the rear entrance of the dwelling of said first party, and the garage located on Lot #20, also known as Lot 4, Block 92 on the Tax Assessment Map of the Village of Ridgefield Park, all as shown on the attached survey of Boswell Engineering Co. dated October 5, 1964.

3. It is further understood and agreed by and between the parties hereto that the said driveway is to be improved, by gravel, paving or otherwise, as may be determined by the parties and each party is to maintain their portion of the driveway ~~and to be maintained in good condition at the expense of said~~ in good condition at their own cost and expense ~~and to be maintained in good condition at the expense of said~~; and that said easement is to continue and remain in effect as long as said properties, or either of them, are used for residential purposes. No vehicle shall be parked in such a manner as to obstruct ingress or egress of either party, and said driveway shall be used only for non-commercial vehicles.