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AD 6945

COMPILED BY THE NEW YORK STATE LEGAL SUPPLY CO.
200 BROAD STREET, NEWARK, N. J. 07102

This Deed, made the 27TH day of MARCH 1978

Between THE CITY OF NEWARK, A MUNICIPAL CORPORATION OF THE STATE OF NEW JERSEY

residing at 926 BROAD STREET
in the CITY of NEWARK
ESSEX and State of NEW JERSEY

RECEIVED & RECORDED
MAR 23 1978
IN THE COUNTY OF
HEREIN DESIGNATED AS THE GRANTEES

WALTER R. RAY HOLDING CO INC. a Corporation of the State of Delaware

residing or located at P.O. BOX 132
in the TOWN of MANHASSET
NASSAU and State of NEW YORK in the County of
herein designated as the Grantees;

Witnesseth, that the Grantors, for and in consideration of
FIFTY SEVEN THOUSAND (\$57,000.00) DOLLARS

lawful money of the United States of America, to the Grantees in hand well and truly paid by the
Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowl-
edged, and the Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and
convey unto the Grantees forever,

All that tract or parcel of land and premises, situate, lying and being in the
City of Newark
County of Essex and State of New Jersey, more particularly described herein.

Tax Map
Reference

(NJSS 16:15-21) Municipality of CITY OF NEWARK
Block No. 2438 Lot No. 59
☐ No property tax identification number is available on date of this deed. (Check box if applicable.)

BEGINNING at a point in the line dividing the lands of Triplex Oil Refining Co., Inc. and the line of the property formerly of The Highway Corporation where said line intersects the Northerly line of lands of the Retsell Corporation; thence (1) along the Northerly line of property of the Retsell Corporation North eighty-four degrees, forty-five minutes West eighty-nine feet and eighty-two hundredths of a foot (89.82') to a point in a range with the center line of a twenty-five foot right of way leading to Lister Avenue; thence (2) along said center line North five degrees ten minutes East one hundred eighteen feet and eighty-eight hundredths of a foot (118.88') to a line twelve and one-half (12 1/2') Southerly from the face of a brick building standing on the premises herein described and parallel thereto and extended easterly; thence (3) Westerly along said line North eighty-four degrees thirteen minutes thirty seconds West one hundred ninety-six feet and sixteen hundredths of a foot (196.16') to a point in a line five feet eleven and one-half inches (11 1/2') Westerly from the Westerly face of the aforesaid brick building and parallel thereto; thence (4) Northerly along said line and parallel with the Westerly face of the aforesaid brick building North five degrees fifteen minutes East two hundred eighteen and ninety-five hundredths feet (218.95') to a point in the pierhead and bulk head line approved by the assistant secretary of War May 22, 1916 and adopted February 18, 1924 by the former Board of Commerce and Navigation; thence (5) Northeast following said pierhead and bulkhead line a distance of one hundred fifty and twenty-one hundredths feet (150.21') to an angle therein; thence (6) Northeast still following said pierhead and bulkhead line a distance of one hundred thirty-eight and twenty-eight hundredths (138.28') feet to a point in the line with line dividing the land formerly of Triplex Oil Refining Co., Inc. and the property formerly of the Highway Corporation; thence (7) along the same South five

degrees fifteen minutes West three hundred seventy-seven and three hundredths feet (377.03') more or less to the point and place of BEGINNING.

TOGETHER with the right of way or easement in common with others upon Triplex Oil Refining Co., Inc. remaining lands for ingress and egress over a strip twelve and one-half feet (12½') West of the second course and eight feet (8') more or less South of the third course as described in the above description, and also together with a twenty-five foot (25') right of way or easement in common with others adjoining the Westerly line of the property of the Retseil Corporation and extending Southerly from the Northerly line of the Retseil Corporation to the most Southerly line of the Triplex Oil Refining Co., Inc. and connecting with a twenty-five foot (25') right of way now existing and leading to Lister Avenue;

TOGETHER with a right of way in common with others over a private roadway extending from the southerly line of lands (of which the lands herein described were a part), which lands are more particularly described in a deed from The American Agricultural Chemical Company to Walter R. Ray and John L. Ray, recorded in the Office of the Register of Essex County, in Book X-98 page 52-55, and in a deed from Walter R. Ray and John L. Ray to Triplex Oil Refining Co., Inc. recorded in the Office of the Register of Essex County in Book 2-103, pages 49-52, along the westerly twenty-five feet (25') of lands of Retseil Corporation, as a means of ingress and egress from and to Lister Avenue, said right of way having been expressly reserved to The American Agricultural Chemical Company, its successors and assigns, in a deed to Retseil Corporation, dated October 15, 1932, and recorded in the Office of the Register of Essex County, in Book G-85 at page 154.

Subject to covenants, agreements and restrictions of record affecting the foregoing premises and more particularly referred to in the Deed from Diamond Alkali Organic Chemicals Division, Inc. to Diamond Alkali Company, dated February 10, 1955, and recorded in the Office of the Registrar of the County of Essex on March 8, 1955, in Book 3299 of Deeds for said county, on pages 46-50; and subject to zoning ordinances and to such state of facts which an accurate survey may show.

Also known and designated as Block 2438, Lot 59 (commonly known as 86-92 Lister Avenue) on the Tax Maps of the City of Newark. (REAR)

The Grantee promises, covenants and agrees with the Grantor that Grantee will be subject to the terms and conditions embraced in the Resolutions passed by the Municipal Council authorizing the sale, as well as, accepting the bid.