

No. 650980

Mirror Holding Corporation)
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to)
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THIS INDENTURE, made the 27th day of September nineteen hundred and thirty three.

Upper Greenwood Lake Property Owners Association Inc.)
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BETWEEN the Mirror Holding Corporation, a corporation duly organized under the laws of the State of New York,

having its principal place of business at No. 235 East 45th Street in the Borough of Manhattan, City, County and State of New York, and duly licensed to transact business in New Jersey, party of the first part,

AND Upper Greenwood Lake Property Owners Association Inc., a corporation duly organized under the laws of the State of New Jersey, and having its principal place of business at Upper Greenwood Lake, in the Township of West Milford, County of Passaic and State of New Jersey, party of the second part;

WITNESSETH, that the said party of the first part, for and in consideration of the sum of one (1) dollar, lawful money of the United States, to it in hand well and truly paid by the said party of the second part, at or before the ensembling or 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, remised, released, enfeoffed, conveyed and confirmed, and by these presents does give, grant, bargain, sell, convey and confirm to the said party of the second part, and to its successors and assigns forever,

ALL those pieces or parcels of land situate and being in Upper Greenwood Lake, in the Township of West Milford, Passaic County, New Jersey, which are described as follows, to wit:

Lot No. 881, Club House Grounds, together with Club House located thereon, and also the land designated as "Park" as shown on the map entitled "Map of Upper Greenwood Lake, Town- of West Milford, Passaic County, New Jersey", and filed in the Passaic County Register's Office on the 28th day of May, 1932, under No. 936.

Also Lots Nos: 8003, 8409 and 8746, and the land designated as Park; as shown on the map entitled "Sixth Map

DEED RECORDED E38-105

of Upper Greenwood Lake, Town- of West Milford, Passaic County, New Jersey", and filed in the Passaic County Register's Office on the 23rd day of August, 1932, under Cover No. 944.

Also all the land designated as Park; as shown on the following described maps: "Island Section, Upper Greenwood Lake, Town- of West Milford, Passaic County, New Jersey", and filed in the Passaic County Register's Office on the 17th day of June, 1932, under No. 937.

"Third Map of Upper Greenwood Lake, Town- of West Milford, Passaic County, New Jersey", and filed in the Passaic County Register's Office on the 21st day of June, 1932, under No. 938.

"Amended Fourth Map of Upper Greenwood Lake, Town- of West Milford, Passaic County, New Jersey", and filed in the Passaic County Register's Office on the 18th day of July, 1932, under No. 941.

"Fifth Map of Upper Greenwood Lake, Town- of West Milford, Passaic County, New Jersey, filed in the Passaic County Register's Office on the 8th day of August, 1932, under No. 943.

"Seventh Map of Upper Greenwood Lake, Town- of West Milford, Passaic County, New Jersey," and filed in the Passaic County Register's Office on the 19th day of September, 1932, under No. 947.

"Eighth Map of Upper Greenwood Lake, Town- of West Milford, Passaic County, New Jersey," and filed in the Passaic County Register's Office on the 5th day of December, 1932, under File No. 949.

"Ninth Map of Upper Greenwood Lake, Town- of West Milford, Passaic County, New Jersey," and filed in the Passaic County Register's Office on the 5th day of December, 1932, under File No. 950.

Also the Dam proper across Long House Creek situated at the northerly end of Upper Greenwood Lake and impounding the same.

It is expressly understood that no part of Plot 'A'

is included in this conveyance.

✓ Also all the right, title and interest of the party of the first part in and to the land under the waters of Upper Greenwood Lake.

Together with the right, title and interest of the party of the first part in and to all the Roads, Drives and Courts as shown on the maps described above and also on the following maps:

"Second Map of Upper Greenwood Lake, Town- of West Milford, Passaic County, New Jersey," and filed in the Passaic County Register's Office on the 18th day of July, 1932, under No. 942.

"Tenth Map of Upper Greenwood Lake, Town- of West Milford, Passaic County, New Jersey", and filed in the Passaic County Register's Office on the 5th day of December, 1932, under No. 951.

Together with the right to use in common with others, the waters of Upper Greenwood Lake for boating, bathing and fishing.

The right to use Upper Greenwood Lake for boating, bathing and fishing is subject to the rights of the adjoining owners, to use the said waters for like purposes and also subject to the future rights, if any, of any municipal corporation to use and draw out the waters of said lake for municipal purposes and also subject to such sanitary regulations as the State of New Jersey, of any county, town or municipal authority of said State of New Jersey make regarding the said land or the use of the waters therein.

The right, title and interest in the roads, streets or avenues herein conveyed is subject to the right of the grantor of the party of the first part, which right is hereby reserved, to allow the erection, installation and maintenance within the beds or at the sides of said streets, roads or avenues, of water, gas pipes, mains, valves etc. as well as telephone and telegraph poles, lines and necessary equipment for the transmission of electricity.

Subject also to the mine and mineral rights, if any, and also subject to the restrictions, easements and rights of way of record and the restrictions, conditions and

covenants hereinafter expressed.

This conveyance is made by the party of the first part to the party of the second part, upon the express covenant and condition to which the party of the second part by the acceptance of this deed agrees; that it, the said Association will at all times pay all taxes and assessments which may hereafter be assessed, levied or imposed upon the lands and buildings in this deed mentioned, as and when same shall become due and payable.

And the said Association will at all times properly keep and maintain the said Club House for the benefit and use of the members of said Association as a Club House or social center or for general recreation purposes.

And that the said Association will at all times keep, maintain and improve the parks and other property herein conveyed for the benefit and use of the residents and lot owners at Upper Greenwood Lake.

As and when the said Upper Greenwood Lake shall become a municipal corporation under the laws of the State of New Jersey, said Association will, upon the agreement of said municipal corporation to keep and maintain the said property for the benefit of the residents and lot owners of Upper Greenwood Lake, transfer and convey unto said municipal corporation, without any cost or charge to said municipal corporation, the legal and equitable title to the real property above mentioned.

The said Association will not otherwise sell, transfer or dispose of the said real property or any part thereof, nor will it mortgage, pledge or otherwise encumber the same or any part thereof.

The conditions above stated shall be covenants running with the land, with the right of re-entry to the said party of the first part, or its successors or assigns, for the breach of any or all of said covenants, provided, however, that said right of re-entry shall not be available against said Municipal Corporation.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed by its President and attested by its Secretary and sealed with its Corporate Seal the day and year first above written.

Signed, sealed and delivered
in the presence of and

Mirror Holding Corporation Seal
By: James F. Cullen
President

Attested by:
William Detlef
Secretary

STATE OF NEW YORK)

COUNTY OF NEW YORK)

) SS.

BE IT REMEMBERED, that on this 27th
day of September, in the year of
our Lord one thousand nine hundred
and thirty three, before me,

a Commissioner of Deeds for New Jersey, residing in New York,
personally appeared William Detlef, who being by me duly
sworn doth depose and make proof to my satisfaction that he
is the Secretary of, and well knows the corporate seal of
the Mirror Holding Corporation, the grantor named in the
foregoing deed, that the seal thereto affixed is the proper
corporate seal of the said corporation and that the same was
so affixed thereto, and the said deed signed and delivered by
James F. Cullen, who was at the date and execution thereof,
President of the said corporation, in the presence of said
deponent, as the voluntary act and deed of the said corpora-
tion, and that the said deponent thereupon signed the same as
subscribing witness.

William Detlef

Sworn to before me this -
day of September, 1933
Madeleine W. Inslee Seal
A Commissioner of Deeds for
New Jersey in New York

Words "881, Club House Grounds" "with Club House located
thereon" "residents and lot owners of" "municipal" "Secretary"
written over erasures.

Words "of the party of the first part" interlined.

Received for record August 6th A.D. 1934 at 9.34 A.M.
John R. Morris, Register

I, JOHN C. SUMMERS, Register of Deeds and Mortgages in and for said County and State, do hereby certify that the foregoing is a true copy of and transcript from the record of the Deed, given by Mirror Holding Corporation to Upper Greenwood Lake Property Owners Association Inc.

As the same is taken from and compared with the original entry thereof, recorded in Book A 38 of Deeds on pages 105 &c. for said County and now remaining on record in this office.

In testimony whereof, I have hereunto set my hand and affixed the Official Seal of said County at Paterson, this Eighteenth Day of February A. D., 19 53.

463881

John C. Summers Register

Fee: Five dollars.