

Sarah Amelia Hewitt, widow,  
of Ringwood

-to-

Ringwood Company,  
a Corporation of N. J.

Bargain and Sale Deed  
Dated April 30, 1906  
Ack'd. April 30, 1906  
Rec'd. Sept. 24, 1919  
Book R-27 page 496 etc.  
Cons. \$1.00

Conveys etc. to party of the second part and to it and its successors forever.

All the lands and premises with the buildings thereon now owned or possessed by the party of the first part, situate in the County of Orange or the County of Rockland in the State of New York, in the County of Passaic or in the County of Sussex in the State of New Jersey.

Excepting and reserving therefrom only the two following described parcels.

Parcel No. 1. The Home Farm of the party of the first part at Ringwood, N. J., bounded and described as follows:

All that tract, piece or parcel of land with the buildings thereon erected, situate, lying and being in the Township of Pompton, Passaic County, N. J.

Commencing at a point in the New York State line which is the southerly corner of that parcel of land in Orange County, N. Y., belonging to the party of the first part and known as the Snyder place or the Vail farm running thence in a straight line in a direction approximately south, southwest to that point in the middle line of the highway from Ringwood to the Hewitt Furnace and Greenwood Lake where it is now intersected by the middle line of the narrow gauge gravity railroad from Peter's mine to the loading dump on the Ringwood Branch of the Greenwood Lake Railroad.

Thence in a straight line in the same general direction

to that point in the northeasterly boundary line of the Wheeler tract so called, recently purchased by the party of the first part when it is intersected by the Westerly boundary line of the Forge Pond tract, so called, now owned by the party of the first part.

Thence in a straight line in a direct approximately East Southeast to a point in the middle line of the Valley Road from Pompton to Sloatsburg where it is intersected by the southerly boundary line, or the same prolonged of the Miller Place so called, now owned by the party of the first part.

Thence along the middle line of said highway as it now runs to the New York State line.

Thence along the New York State line to the point or place of beginning.

Together with and as appurtenant thereto the right to take water from Shepherd's Pond to go upon the same with boats and to fish therein and in the outlet thereof and in the enjoyment of such right, full liberty at all times to erect and maintain upon the shore of Shepherd's pond a suitable boat house pumping station or other structure necessary or convenient for use in connection with such rights and with or without houses and vehicles to pass and repass between the said premises and the said pond, and to use, maintain, renew and repair the pipes now leading from the said pond to the said premises, and hereafter between them to lay down, maintain and repair such pipes and aqueducts as may be necessary or convenient in the enjoyment of the right to take water from the said pond.

Parcel No. 2. The Miller Place, likewise at said Ringwood, New Jersey, and the Duffy or Nolan Place adjoining it on the

southeast and also the adjacent parcel of land now owned by the party of the first part lying between the said Miller Place and Nolan Place on the West and the Loomis Place and the Stetson Place on the North and East, with all the buildings and improvements upon each of the said three places, the three together being likewise situated in said Township of Pompton and being bounded as follows:

On the North, by the New York State Line

On the West by the middle line of the Valley Road running from Boardville to Sloatsburg

On the East by the Titabock Place, the Loomis Place and the Stetson Place, and

On the South, by the Southerly boundary lines of the Miller Place and the Nolan Place.

As described in the deeds by which they were respectively conveyed to the party of the first part, or to her husband, the late Abram S. Hewitt, deceased.

Together with and as appurtenant thereto etc.

(same as above)

Habendum to party of the second part its successors and assigns forever.

Subject only to the foregoing reservations and restrictions and to the covenants of the party of the second part hereinafter contained.

And said party of the second part for itself, its successors and assigns doth covenant and agree to and with the said party of the first part, her heirs, executors, administrators, assigns and successors in the ownership of each of the said two reserved parcels as follows, that is to say:

That party of the second part, its successors and assigns

shall at all times hereafter accord to party of the first part, her heirs and assigns, full liberty, with or without horses and vehicles to use any and all private roads upon the hereby granted premises which may now exist or may hereafter be opened and also every such right or courtesy of way over any adjacent premises as the party of the second part, its successors and assigns may now or at any time hereafter enjoy, and that party of the second part, its successors or assigns shall not at any time hereafter cause procure, permit or suffer to be defiled or polluted or in any way rendered unfit for drinking water the said Shepherd's Pond or any of the streams flowing into the same or any of the streams crossing any part of either of the said two reserved parcels, nor at any time hereafter cause or procure, permit or suffer any portion of the Easterly or Southeasterly face or slope of either of the first or the second range of hills or mountains to the west of the said Home Farm of the party of the first part to be deforested or cleared of its timber, or any timber, to be cut or removed therefrom except such individual trees as may be cut or removed without impairing the condition and appearance thereof as a natural and unbroken forest.

And it is expressly understood and agreed that the said several covenants on the part of said party of the second part above specified shall attach to and run with the land, and that it shall be lawful not only for the said party of the first part, her heirs and assigns, but also for any future owner or owners of either of the said two parcels hereby reserved from this deed or of any part thereof deriving title from or through said party of the first part to institute and prosecute any proceeding at law or in equity against the person or persons, corporation or corporations, violating or threatening to violate the same, it

being understood, however, that neither of these covenants is to be enforced personally for damages against the said party of the second part, its successors or assigns, unless it or they at the time of a violation of either of said covenants, or of a threatened or attempted violation thereof, be the owner or owners of that part of the said granted premises whereupon such violation may be committed, permitted, attempted or threatened, but the said covenants and each of them may be proceeded upon for injunction and for a specific execution thereof against the said party of the second part, its successors or assigns, and for damages against the party or parties violating the said covenants or either of them, his or their heirs, executors, administrators or assigns.

Signed, sealed and acknowledged etc.

*David R. H. H.*

*A. H. H. H.*

*Wm. H. H. H.*  
*Wm. H. H. H.*

*Wm. H. H. H.*  
*Wm. H. H. H.*

\* *Wm. H. H. H.*  
*Wm. H. H. H.*