

TRUSTEES OF ARDEN
2111 Orleans Rd., Arden
WILMINGTON, DELAWARE 19810

Deed - Comm. Lmbr. original -

Trustees to Village -

March 7, 1973

Recorded Deed Record L, Volume 87, P. 385

This Deed, Made this

Copy

7th day of March in the year of

our LORD one thousand nine hundred and seventy-three

BETWEEN, PHILIP COHEN, ISAAC B. FINKELSTEIN and CECIL LIBERMAN,
Trustees of Arden, parties of the first part,

A N D

VILLAGE OF ARDEN, a municipal corporation of the State of Delaware,
party of the second part.

Witnesseth. That the said parties of the first part, for and in consideration of the sum of
ONE DOLLAR (\$1.00)

lawful money of the United States of America,

the receipt whereof is hereby acknowledged, hereby grant and convey unto the said
party of the second part, its successors and assigns,

ALL

those certain lots, pieces or parcels of land, situate in the Village of Arden, Brandywine Hundred, New Castle County, State of Delaware, more particularly bounded and described in accordance with a survey of Van Demark & Lynch, Inc., Civil Engineers and Surveyors, as follows, to-wit:

No. 1. ARDEN FOREST. BEGINNING at the point of intersection of the Southeasterly side of Marsh Road with the Northeasterly side of Millers Road (at 30 feet wide); thence from said point of Beginning and along the said Southeasterly side of Marsh Road Northeasterly by a curve to the left, having a radius of 954.93 feet, an arc distance of 125 feet, more or less, to a point in the center line of Naamans Creek; thence along the center line of said Naamans Creek in a generally Southeasterly direction 3900 feet, more or less, to a point in the Northwesterly line of Ardentown, said point being distant by a tie line of South 66 degrees 02 minutes 32 seconds East, 2851.66 feet from the last described point; thence along the said Northwesterly line of Ardentown, South 62 degrees 08 minutes 05 seconds West, 639 feet, more or less, to a point; thence along a line of Lot Nos. 69 and 70, Northwesterly 165 feet, more or less, to a point on the Northwesterly side of Walnut Lane (at 15 feet wide); thence along the extension of the said Northwesterly line of Walnut Lane, Northeasterly 55 feet, more or less, to a point; thence along lines of Lot Nos. 72, 71 1/2 and 71, Northwesterly 283 feet, more or less, to a point in the extension of the Southeasterly side of Cherry Lane (at 20 feet wide); thence thereby Southwesterly 40 feet, more or less, to a point; thence crossing said Cherry Lane and along line of Lot Nos. 76 and 76 1/2, Northwesterly 261.5 feet, more or less, to a point, a corner for Lot No. 77; thence thereby Northwesterly 128 feet, more or less, to a point in the Southeasterly side of Woodland Lane (at 30 feet wide); thence thereby Northeasterly 115 feet, more or less, to a point, a corner for Lot No. 77 1/2; thence thereby the six following described courses and distances: (1) Southeasterly 63 feet, more or less, to a point; (2) Northeasterly 56.76 feet, more or less, to a point; (3) Northwesterly along the Southwesterly side of said Naamans Creek and along a curve to the right, having a radius of 75 feet, more or less, an arc distance of 95 feet, more or less, to a point; (4) Northwesterly along the said Southwesterly side of Naamans Creek, 156 feet, more or less to a point; (5) Southerly along a curve to the left, having a radius of 133 feet, more or less, an arc distance of 119 feet, more or less, to a point; and (6) Southeasterly 37.68 feet, more or less, to a point on the Northwesterly side of said Woodland Lane; thence thereby Southwesterly 113 feet, more or less, to a point, a corner for Lot No. 78; thence thereby the two following described courses and distances: (1) Northwesterly 160.45 feet to a point; and (2) Southwesterly 130 feet to a point on the Northeasterly side of Green Lane (at 30 feet wide); thence crossing said Green Lane and along line of Lots Nos. 79 and 80 Southwesterly 365 feet, more or less, to a point, a corner for Lot No. 81B; thence along line of said Lot No. 81B, the two follow-

ing described courses and distances: (1) Southwesterly 110.17 feet to a point; and (2) Southwesterly 40 feet, more or less, to a point, a corner for Lot No. 83; thence thereby the two following described courses and distances: (1) Northwesterly 165 feet, more or less, to a point; and (2) Southwesterly 95 feet, more or less, to a point, a corner for Lot No. 39; thence thereby Northwesterly 130 feet, more or less, to a point on the Southeasterly side of St. Martins Lane (at 12 feet wide); thence thereby Northeasterly along a curve to the right, having a radius of 300 feet, more or less, an arc distance of 175 feet, more or less, to a point, a corner for Lot No. 82; thence thereby the five following described courses and distances: (1) Southeasterly 25 feet, more or less, to a point; (2) Northeasterly 160 feet, more or less, to a point; (3) Northwesterly along the said Southwesterly side of Naamans Creek, 125 feet, more or less, to a point; (4) Southwesterly 160 feet, more or less, to a point; and (5) Southeasterly 88 feet, more or less, to a point on the Northwesterly side of St. Martins Lane; thence thereby Southwesterly along a curve to the left, having a radius of 312 feet, more or less, to a point, an arc distance of 140 feet, more or less, to a point, a corner for Lot No. 38; thence along lines of Lot Nos. 38 and 37, Northwesterly 373.16 feet, more or less to a point in the Southeasterly line of Lot No. 24; thence thereby Northeasterly 99.92 feet to a point; thence along line of said Lot No. 24 and Lot No. 24 3/4, Northwesterly 212.09 feet to a point on the Southeasterly side of Hillside Road (at 30 feet wide); thence crossing said Hillside Road, Northwesterly 31 feet, more or less, to a point on the Northwesterly side of said Hillside Road and a corner for Lot No. 23 1/2; thence thereby the two following described courses and distances: (1) Northwesterly 95.25 feet to a point; and (2) Southwesterly 90.99 feet to a point, a corner for Lot No. 14; thence thereby the three following described courses and distances: (1) Northwesterly 127.98 feet to a point; (2) Northwesterly 45 feet to a point; and (3) Southwesterly 155.9 feet to a point on the said Northeasterly side of Millers Road; thence thereby the two following described courses and distances: (1) Northwesterly along a curve to the right, having a radius of 280 feet, more or less, an arc distance of 80 feet, more or less, to a point; and (2) Northwesterly 250 feet, more or less, to the point of intersection thereof with the said Southeasterly side of Marsh Road and a point and place of Beginning. Containing within such metes and bounds 22 acres, more or less, of land, be the same more or less.

NO. 2. SHERWOOD FOREST. BEGINNING at a point on the division line between lands of Arden and lands now or formerly of Samuel B. Eure, et ux., said point being distant South 25 degrees 00 minutes 25 seconds East, 249.47 feet, more or less, measured along the division line from a monument set at the point of intersection thereof with the Southeasterly side of Marsh Road (at 60 feet wide); said point of Beginning being a corner for Lot No. 86 3/4B; thence from said point of Beginning and along line of said Lot No. 86 3/4B, crossing a 16 foot wide fire lane, and a 5 foot wide drainage easement, North 58 degrees 31 minutes 13 seconds East, 148.48 feet to a point in line of Lot No. 86 1/4C; thence thereby the two following described courses and distances: (1) South 33 degrees 24 minutes 17 seconds East, 25.99 feet, more or less, to a point; and (2) North 58 degrees 31 minutes 13 seconds East, 134.59 feet to a point, a corner for Lot No. 92A; thence thereby the two following described courses and distances: (1) South 33 degrees 24 minutes 17 seconds East, 16.10 feet to a point; and (2) South 21 degrees 19 minutes 47 seconds East 133.22 feet to a point, a corner for Lot No. 93; thence thereby and crossing Hillside Road (at 30 feet wide) South 33 degrees 58 minutes 27 seconds East, 146.14 feet to a point on the Southeasterly side of said Hillside Road; thence thereby North 55 degrees 31 minutes 50 seconds East, 49 feet, more or less, to a point, a corner for Lot No. 100 1/2; thence thereby the two following described courses and distances: (1) South 33 degrees 10 minutes 20 seconds East, 68 feet, more or less, to a point; and (2) North 61 degrees 59 minutes 20 seconds East, 35 feet, more or less, to a point, a corner for Lot No. 104; thence thereby and along line of Lot No. 105, South 30 degrees East, 183 feet, more or less, to a point; thence still along line of said Lot No. 105, North 61 degrees 59 minutes 15 seconds East, 5 feet, more or less, to a point, a corner for Lot No. 106; thence thereby South 33 degrees 26 minutes 05 seconds East, 220 feet to a point on the Northwesterly side of Lovers Lane Extension (at 15 feet wide); thence crossing said Lovers Lane Extension and along line of Lot Nos. 107, 108, 109 and 111, South 28 degrees 57 minutes 04 seconds East, 362.38 feet to a point, a corner for Lot No. 112; thence thereby South 37 degrees 54 minutes 05 seconds East, 63.54 feet to a point, a corner for Lot

No. 113 1/2; thence thereby South 43 degrees 13 minutes 05 seconds East, 130.93 feet to a point on the Northwesterly side of The Highway (at 30 feet wide); thence thereby South 46 degrees 59 minutes 55 seconds West, 192.5 feet, more or less, to a point on the Northeasterly side of the said 16 foot wide fire lane; thence thereby South 33 degrees 24 minutes 17 seconds East, 30.43 feet to a point on the Southeasterly side of the said The Highway; thence thereby North 46 degrees 59 minutes 55 seconds East, 256.7 feet, more or less, to a point, a corner for Lot No. 114 1/2; thence thereby South 43 degrees 00 minutes 05 seconds East, 203.17 feet to a point; thence still along line of Lot No. 114 1/2 and along line of Lot No. 114, North 46 degrees 59 minutes 55 seconds East, 177.96 feet to a point on the Southwesterly side of a 10.44 foot wide lane leading into The Highway; thence thereby South 43 degrees 00 minutes 05 seconds East, 89.66 feet to a point in the Northwesterly side of Forest Lane (at 10 feet wide); thence thereby South 46 degrees 59 minutes 55 seconds West, 145.24 feet to a point; thence crossing said Forest Lane and along line of Lot No. 137C South 32 degrees 21 minutes 10 seconds East, 218 feet, more or less, to a point on the Northwesterly line of Ardencroft; thence thereby South 57 degrees 38 minutes 50 seconds West, 747 feet, more or less, to a point in line of lands now or formerly of Benjamin J. Steinberg, et ux; thence thereby North 25 degrees 04 minutes 24 seconds West, 1354 feet to a point, a corner for said lands now or formerly of Samuel B. Eure, et ux; thence thereby North 25 degrees 00 minutes 25 seconds West, 527.63 feet to a point, a corner for said Lot No. 84 3/4B and a point and place of Beginning. Containing within such metes and bounds, 20.83 acres of land, be the same more or less.

NO. 3. SHERWOOD GREEN. BEGINNING at the point of intersection of the Southeasterly side of Sunset Road (at 30 feet wide) with the Southwesterly side of a 30 foot wide Right of Way; thence from said point of Beginning and along the said Southwesterly side of a 30 foot wide Right of Way, South 49 degrees 27 minutes 00 seconds East, 244 feet, more or less, to the point of intersection thereof with the Northwesterly side of The Highway (at 30 feet wide); thence thereby South 46 degrees 59 minutes 55 seconds West, 145 feet, more or less, to a corner for the Arden School; thence thereby North 43 degrees 00 minutes 05 seconds West, 245.5 feet, more or less, to the point of intersection thereof with the said Southeasterly side of Sunset Road; thence thereby North 48 degrees 30 minutes 00 seconds East, 117.5 feet, more or less, to the point of intersection thereof with the said Southwesterly side of the 30 foot wide Right of Way and a point and place of Beginning. Containing within such metes and bounds, 0.73 acres of land, be the same more or less.

NO. 4. MEADOW GREEN COMMUNAL WOODS & CEMETERY. BEGINNING at a point on the Southwesterly side of Grubbs Road (at 40 feet wide), said point of Beginning being a corner for Lot No. 140 and being distant North 21 degrees 11 minutes 20 seconds West, 147.79 feet, more or less, measured along the said Southwesterly side of Grubbs Road from the point of intersection thereof with the Northwesterly side of Meadow Lane (at 40 feet wide); thence from said point of Beginning and along line of said Lot No. 140, South 57 degrees 38 minutes 50 seconds West, 152.7 feet, more or less, to a point, a corner for Lot No. 139; thence thereby the two following described courses and distances: (1) North 32 degrees 21 minutes 10 seconds West, 85.76 feet to a point; and (2) South 79 degrees 34 minutes 30 seconds West, 88.39 feet to a point; thence still along line of said Lot No. 139 and along line of Lot No. 138, South 57 degrees 38 minutes 50 seconds West, 177.93 feet to a point on the Northeasterly side of Pond Lane; thence thereby North 58 degrees 53 minutes 30 seconds West, 49.37 feet to a point, a corner for lands of the Swimming Guild, formerly Lot No. 118; thence thereby the two following described courses and distances: (1) North 47 degrees 00 minutes 10 seconds East, 269.11 feet to a point; and (2) North 23 degrees 20 minutes 30 seconds West, 28.47 feet to a point, a corner for Lot No. 135; thence thereby the three following described courses and distances: (1) North 72 degrees 06 minutes 00 seconds East, 173.08 feet to a point; (2) North 19 degrees 46 minutes 00 seconds West, 84.41 feet to a point; and (3) North 67 degrees 57 minutes 00 seconds East, 34.30 feet to a point on the said Southwesterly side of Grubbs Road; thence thereby South 21 degrees 11 minutes 20 seconds East, 279.10 feet to a point, a corner for Lot No. 140 and a point and place of Beginning. Containing within such metes and bounds, 1.40 acres of land, be the same more or less.

NO. 5. COMMUNAL HOLDING LOT "B". BEGINNING at the point of intersection of the Northwestern side of Lower Lane (at 30 feet wide) with the Northeasterly side of Grubbs Road (at 40 feet wide); thence from said point of Beginning and along the said Northeasterly side of Grubbs Road, North 21 degrees 11 minutes 20 seconds West, 202.71 feet to a point of intersection thereof with the Southeasterly side of The Sweep (at 30 feet wide); thence thereby the two following described courses and distances: (1) Northeasterly along curve to the left, having a radius of 340 feet, an arc distance of 123.97 feet to a point of tangency of said curve; and (2) North 41 degrees 34 minutes 30 seconds East, 115 feet to a point, a corner for Lot No. 50; thence thereby South 23 degrees 17 minutes 50 seconds East, 191.97 feet to a point on the Northwestern side of Stile Path (at 6 feet wide); thence thereby the two following described courses and distances: (1) South 17 degrees 34 minutes 30 seconds West, 14.50 feet to a point; and (2) South 28 degrees 12 minutes 20 seconds West, 109.37 feet to the point of intersection thereof with the said Northwestern side of Lower Lane; thence thereby South 61 degrees 48 minutes 10 seconds West, 136.24 feet to the point of intersection thereof with the said Northeasterly side of Grubbs Road and the point and place of Beginning. Containing within such metes and bounds, 1.10 acres of land, be the same more or less.

NO. 6. VILLAGE GREEN A. BEGINNING at the point of intersection of the Northwestern side of Cherry Lane (at 30 feet wide) with the Northeasterly side of Millers Road (at 30 feet wide); thence along the said Northeasterly side of Millers Road Northwesternly 174 feet, more or less, to the point of intersection thereof with the Southeasterly side of Woodland Lane (at 30 feet wide); thence thereby Northeasterly 400 feet, more or less, to the point of intersection thereof with the Southwesterly side of Inn Lane (at 30 feet wide); thence thereby Southeasterly 231 feet, more or less, to the point of intersection thereof with the said Northwestern side of Cherry Lane; thence thereby Southwesterly 415 feet, more or less, to the said point of intersection thereof with the said Northeasterly side of Millers Road and a point and place of Beginning. Containing within such metes and bounds, 1.88 acres, more or less, be the same more or less.

NO. 7. VILLAGE GREEN B. BEGINNING at the point of intersection of the Northwestern side of Cherry Lane (at 30 feet wide) with the Northeasterly side of Inn Lane (at 30 feet wide); thence from said point of Beginning and along the said Northeasterly side of Inn Lane, Northwesternly 236 feet, more or less, to a point of intersection thereof with the Southeasterly side of Woodland Lane (at 30 feet wide); thence thereby Northeasterly 552 feet, more or less, to the point of intersection thereof with the Southwesterly side of Green Lane (at 30 feet wide); thence thereby Southeasterly 318 feet, more or less, to the point of intersection thereof with the said Northwestern side of Cherry Lane; thence thereby Southwesterly 540 feet, more or less, to the point of intersection thereof with the said Northeasterly side of Inn Lane and a point and place of Beginning. Containing within such metes and bounds, 3.44 acres of land, be the same more or less.

BEING a part of the same lands and premises which George F. Stephens, by his Indenture dated October 17, 1901, recorded in the office for the Recording of Deeds, in and for New Castle County, in Deed Record V, Volume 18, Page 38, granted and conveyed unto William L. Price, Frank Martin and George F. Stephens. Subject to certain Trusts declared by Deed of Trust of George F. Stephens, et al., dated January 31, 1908, recorded in the office for the Recording of Deeds aforesaid, in Deed Record V, Volume 21, Page 94.

SUBJECT, NEVERTHELESS, to the reservation and restriction that no part, nor all of the lands herein conveyed shall be sold, leased, or in any manner alienated, nor shall they be mortgaged or in any manner encumbered, except by the consent of a majority of the residents of Arden. The consent of a majority of the residents of Arden shall be obtained by a referendum vote conducted in accordance with the Rules of the Registration Committee of the Village of Arden and certified under oath by its Secretary. The certification shall be recorded in the office for the Recording of Deeds, in and for New Castle County.

In Witness Whereof, the said parties of the first part have hereunto set their hands and seals, the day and year aforesaid.

TRUSTEES OF ARDEN

Sealed and Delivered in the Presence of

as to all

Cecil Liberman
Cecil Liberman

SEAL

Philip Cohen - Trustee
Philip Cohen

SEAL

Isaac B. Finkelstein
Isaac B. Finkelstein

(SEAL)

State of Delaware,

NEW CASTLE

County, } ss.

this 7th day of March Be It Remembered, That on
nine hundred and seventy-three in the year of our LORD, one thousand
personally came before me, the subscriber, a
Notary Public for the County and State aforesaid, CECIL LIBERMAN,
PHILIP COHEN and ISAAC B. FINKELSTEIN, Trustees of Arden,

parties to this Indenture, known to me personally to be such, and severally
acknowledged this Indenture to be their Deed.

GIVEN under my Hand and Seal of office, the day and year aforesaid.

Isaac Finkelstein
Notary Public

COHEN, MORRIS AND ROSENTHAL
ATTORNEYS AT LAW
301 MARKET TOWER
WILMINGTON, DELAWARE 19801

PHILIP COHEN
IRVING MORRIS
JOSEPH A. ROSENTHAL

April 4, 1973

TELEPHONE
656-4433
AREA CODE 302

Mrs. Rae Gerstine
2111 Orleans Road
Arden
Wilmington, Delaware 19810

Dear Rae:

I am enclosing Deed of the Trustees of Arden
to the Village of Arden, dated March 7, 1973, which conveys
the forests and communal lands to the Village of Arden,
recorded in Deed Record L, Volume 87, Page 385, which
should be placed in the Arden files.

I am also enclosing bill.

Sincerely,

Jadie

Enclosures