

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

Deed - original - ⁴ leaseholds to Common
Lot # 137B, 137C, 142A & 141A turned into
part of Sherwood Forest. April 24, 1974
Is recorded
Deed Record B, Volume 89, P. 576

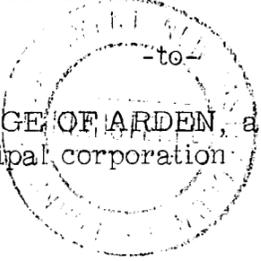
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INDEXED

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

DEED

PHILIP COHEN, CECIL LIBERMAN
and WILLIAM A. MORLEY,
Trustees of Arden



VILLAGE OF ARDEN, a
municipal corporation

Received for Record
RECEIVED FOR RECORD

A. D., 19

APR 24 1974

Recorder.

LEO J. DUGAN, Jr., Recorder
Fee for Recording, &c., \$

State of Delaware,

New Castle County, ss.

Recorded

in the office for the Recording of Deeds, &c., at

Wilmington

Colfax

in and for the said County of

New Castle

This Deed, Made this

REG. B-89 PAGE 576

07438

23rd day of *April* in the year of
our LORD one thousand nine hundred and seventy-four

BETWEEN, PHILIP COHEN, CECIL LIBERMAN and WILLIAM A. MORLEY,
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:

Parcel 1. Lots Nos. 137B, 137C and 142A. BEGINNING at a point
on the Northwestern side of Meadow Lane (at 40 feet wide), said point of
Beginning being a corner for Lot No. 137A and being distant South 62 degrees
45 minutes 30 seconds West, 338.00 feet measured along the said Northwest-
erly side of Meadow Lane from the point of intersection thereof with the
Southwesterly side of Pond Lane (at 10 feet wide); thence from said point of
Beginning and along the said Northwestern side of Meadow Lane, South
62 degrees 45 minutes 30 seconds West, 213.50 feet to a cross on a rock;
thence North 27 degrees 14 minutes 30 seconds West, 167.53 feet to a point
on the Southeasterly side of Forest Lane (at 10 feet wide); thence thereby
North 52 degrees 06 minutes 36 seconds East, 357.66 feet to a corner for
Lot No. 142; thence along the Southwesterly line of said Lot No. 142, South
27 degrees 14 minutes 30 seconds East, 88.62 feet to a corner for Lots Nos.
137 and 137A; thence along the Northwestern side of said Lot No. 137A,
South 62 degrees 45 minutes 30 seconds West, 138.00 feet to a corner for said
Lot No. 137A; thence along the Southwesterly line of said Lot No. 137A,
South 27 degrees 14 minutes 30 seconds West, 145.00 feet to a point on the
said Northwestern side of Meadow Lane at a point and place of Beginning.
Containing within such metes and bounds 50,492 square feet or 1.159 acres of
land, be the same more or less.

Parcel 2. Lot No. 141A. BEGINNING at the point of intersection of
the Northwestern side of Forest Lane (at 10 feet wide), with the Northeasterly
side of a 10 foot wide lane leading Northwesternly from Forest Lane to The
Highway; thence from said point of Beginning and along the said 10 foot wide
lane, North 37 degrees 53 minutes 24 seconds West, 89.61 feet to a cross
mark on a rock and a corner for Lot No. 115; thence along the Southeasterly
lines of said Lot No. 115 and of Lot No. 116, North 48 degrees 08 minutes
12 seconds East, 182.70 feet to a point a corner for Lot No. 141; thence
along the Southwesterly line of said Lot No. 141, South 37 degrees 53 minutes
24 seconds East, 102.26 feet to a point on the said Northwesternly side of
Forest Lane; thence thereby South 52 degrees 06 minutes 36 seconds West,
182.23 feet to the point of intersection thereof with the said Northeasterly
side of the 10 foot wide lane leading into The Highway at the point and place
of Beginning. Containing within such metes and bounds, 17,482 square feet
or 0.401 acres of land, be the same more or less.

a part of
 BEING 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.

081082
 State of Delaware
 STATE TAX DEPT. - NEW CASTLE
 APR 24 1974
 REALTY TRANSFER TAX
 \$ 00.00

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

Leo J. Dugan, Jr.
 as to all

Philip Cohen (SEAL)
 Philip Cohen

Cecil Liberman (SEAL)
 Cecil Liberman

William A. Morley (SEAL)
 William A. Morley

State of Delaware,
 NEW CASTLE County, } ss.

Be It Remembered, That on this *23rd* day of April in the year of our LORD, one thousand nine hundred and seventy-four personally came before me, the subscriber, a Notary Public for the County and State aforesaid, PHILIP COHEN, CECIL LIBERMAN and WILLIAM A. MORLEY, 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.

Leo J. Dugan, Jr.
 Notary Public

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REC'D FOR RECORD April 24 1974 LEO J. DUGAN, Jr. Recorder



VANDEMARK & LYNCH, INC.

Project No. 2547

CONSULTING ENGINEERS - PLANNERS - SURVEYORS

Phone 764-7635

Plan No. 2564-L

4305 MILLER ROAD
WILMINGTON, DELAWARE 19802

Code 302

April 3, 1974

Description of wooded areas adjacent to Forest Lane, Arden, Brandywine Hundred, New Castle County, Delaware...

Parcel 1 - Lots Nos. 137B, 137C and 142A

BEGINNING at a point on the northwesterly side of Meadow Lane (at 40 feet wide), said point of Beginning being a corner for Lot No. 137A and being distant South 62°-45'-30" West, 338.00 feet measured along the said northwesterly side of Meadow Lane from the point of intersection thereof with the southwesterly side of Pond Lane (at 10 feet wide); thence from said point of Beginning and along the said northwesterly side of Meadow Lane, South 62°-45'-30" West, 213.50 feet to a cross on a rock; thence North 27°-14'-30" West, 167.53 feet to a point on the southeasterly side of Forest Lane (at 10 feet wide); thence thereby, North 52°-06'-36" East, 357.66 feet to a corner for Lot No. 142; thence along the southwesterly line of said Lot No. 142, South 27°-14'-30" East, 88.62 feet to a corner for Lot Nos. 137 and 137A; thence along the northwesterly side of said Lot No. 137A, South 62°-45'-30" West, 138.00 feet to a corner for said Lot No. 137A; thence along the southwesterly line of said Lot No. 137A, South 27°-14'-30" West, 145.00 feet to a point on the said northwesterly side of Meadow Lane at a point and place of BEGINNING.

CONTAINING within such metes and bounds 50,492 square feet or 1.159 acres of land, be the same more or less.....

Parcel 2 - Lot No. 141A

BEGINNING at the point of intersection of the northwesterly side of Forest Lane (at 10 feet wide), with the northeasterly side of a 10 foot

Project No. 2547
Plan No. 2564-L

- 2 -

April 3, 1974

wide lane leading northwesterly from Forest Lane to The Highway; thence from said point of Beginning and along the said 10 foot wide lane, North $37^{\circ}-53'-24''$ West, 89.61 feet to a cross mark on a rock and a corner for Lot No. 115; thence along the southeasterly lines of said Lot No. 115 and of Lot No. 116, North $48^{\circ}-08'-12''$ East, 182.70 feet to a point a corner for Lot No. 141; thence along the southwesterly line of said Lot No. 141, South $37^{\circ}-53'-24''$ East, 102.26 feet to a point on the said northwesterly side of Forest Lane; thence thereby, South $52^{\circ}-06'-36''$ West, 182.23 feet to the point of intersection thereof with the said northeasterly side of the 10 foot wide lane leading into The Highway at the point and place of BEGINNING. CONTAINING within such metes and bounds 17,482 square feet or 0.401 acres of land, be the same more or less.....

FTL:mec

Checked by _____

COHEN, MORRIS AND ROSENTHAL

ATTORNEYS AT LAW

301 MARKET TOWER

P O BOX 1070

WILMINGTON, DELAWARE 19899

PHILIP COHEN
IRVING MORRIS
JOSEPH A. ROSENTHAL

TELEPHONE
656-4433
AREA CODE 302

May 17, 1974

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, covering Lots Nos. 137B, 137C and 142A, and Lot No. 141A, dated April 23, 1974, recorded in the office for the Recording of Deeds, in and for New Castle County, on April 24, 1974, in Deed Record B, Volume 89, Page 576.

Please send us check for \$10.00 for the recording fees.

Sincerely,

Jadie

Enclosure