

STATE OF NEW JERSEY,
COUNTY OF

} ss.:

Copy 2

BE IT REMEMBERED, that on this
before me, the subscriber, a
personally appeared

day of

who, I am satisfied,
acknowledged that
for the uses and purposes therein expressed.

the grantor mentioned in the within Deed, and thereupon
signed, sealed and delivered the same as act and deed.

The full and actual consideration paid or to be paid for the transfer of title to realty evidenced
by the within deed, as such consideration is defined in P.L. 1968, c. 49, Sec. 1(c), is \$

STATE OF NEW JERSEY,
COUNTY OF PASSAIC

} ss.:

BE IT REMEMBERED, that on this
before me, the subscriber, an Attorney at Law of New Jersey
personally appeared

day of October 1972

Marion E. Novack
who, being by me duly sworn on her oath, doth depose and make proof to my satisfaction, that she is the
Secretary of Seckler and Shepperd, Inc.,

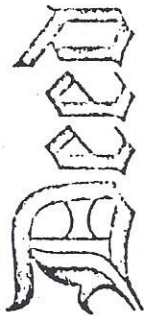
that John R. Seckler is the President
of said corporation; that the execution as well as the making of this Deed, has been duly authorized by a
proper resolution of the Board of Directors of the said corporation; that deponent
well knows the corporate seal of said corporation; and the seal affixed to said Deed is such corporate seal
and was thereto affixed, and said Deed signed and delivered by said President,
as and for the voluntary act and deed of said corporation, in presence of deponent, who thereupon sub-
scribed her name thereto as witness.

The full and actual consideration paid or to be paid for the transfer of title to realty evidenced
by the within deed, as such consideration is defined in P.L. 1968, c. 49, Sec. 1(c), is \$ 72,500.00

Sworn to and subscribed before me,
at West Milford, NJ.
the date aforesaid.

Marion E. Novack

Louis Wallisch Jr.,
AN ATTORNEY AT LAW OF NEW JERSEY



SECKLER AND SHEPPERD, INC.

TO

HIGH CREST LAKE LODGE

Dated, October 19 1972

Subscribed in the Office of
the County of N. J.,
on the day of , 19 ,
at o'clock, in the noon and
Recorded in Book of DEEDS for
said County, on page

SCHEDULE "A"

All those certain tracts of land situate, lying and being in the Township of West Milford, in the County of Passaic and State of New Jersey, described as follows:-

FIRST TRACT:- BEGINNING at a point on the southwesterly line of High Crest Drive, 50 feet in width, said point being a corner common to Lots numbered 22 and 23, Block 628, as shown on a map entitled, "Revised Section No. 4, High Crest Lake, West Milford Township, Passaic County, N.J., Scale 1" = 60', Dated May 13, 1960", which map was filed in the Passaic County Register's Office on August 5th, 1960 as Map No. 1893; thence running (1) along said southwesterly line of High Crest Drive, South 11 degrees 24 minutes 40 seconds East, 268.51 feet to a bend therein; thence (2) leaving said filed map, and continuing along said southwesterly line of High Crest Drive, South 10 degrees 03 minutes 10 seconds East, 65.52 feet to the point of curvature of a curve to the right having a radius of 108.00 feet; thence (3) Southeasterly, southerly, and southwesterly, along said curve, an arc distance of 130.41 feet to the point of tangency of said curve with the northwesterly line of said High Crest Drive' thence (4) along said northwesterly line, South 59 degrees 07 minutes 50 seconds West, 164.425 feet to a point on the northeasterly line of Lot numbered 25, Block 628, said point being the northerly end of an arc having a radius of 30.00 feet, as shown on a map entitled, "Revised Section No. 1, High Crest Lake, West Milford Township, Passaic County, N.J., Scale 1" = 60', Dated May 13, 1960", which map was filed in the Passaic County Register's Office on August 5, 1960 as Map No. 1890; thence (5) along said northeasterly line of Lot numbered 25, North 25 degrees 51 minutes 00 seconds West, 45.00 feet to a point, as shown on said map; thence (6) continuing along said northeasterly line, on a tie course of North 48 degrees 25 minutes 00 seconds West, 56.27 feet to a point being distant 5 feet more or less, southwesterly, from the high water mark of High Crest Lake; thence (7) continuing along said northeasterly line, on a tie course of North 42 degrees 20 minutes 00 seconds West, 141.00 feet to a point, said point being distant 5 feet more or less, southwesterly, from the aforementioned high water mark of High Crest Lake; thence (8) along the northerly line of said Lot numbered 25, on a tie course of South 87 degrees 00 minutes 00 seconds West, 22.00 feet to a point, said point being distant 5 feet more or less, southerly, of said high water mark, said point also being on the northeasterly prolongation of the northwesterly line of said Lot numbered 25 as shown on said filed Map No. 1890; thence (9) along said prolongation, partly along said northwesterly line of Lot numbered 25, and partly along the northwesterly line of Lot numbered 26, South 23 degrees 14 minutes 10 seconds West, 123.23 feet to a bend therein; thence (10) Continuing along said northwesterly line, South 81 degrees 35 minutes 00 seconds West, 64.99 feet to another bend therein; thence (11) continuing along said northwesterly line of Lot numbered 26, along the northwesterly line of Lot numbered 27, and partly along the northerly line of Lot numbered 28, South 68 degrees 45 minutes 30 seconds West, 180.61 feet to a bend therein;

continuing along said northeasterly line of Lot numbered 32, and partly along the northeasterly line of Lot numbered 33, North 26 degrees 10 minutes 50 seconds West, 152.44 feet to a bend therein; thence (15) continuing along said northeasterly line of lot numbered 33, along the northeasterly line of Lots numbered 34 and 35 on the aforementioned filed Map No. 1890, and partly along the northeasterly line of Lot numbered 36, Block 628, as said last mentioned lot is shown on a map entitled, "Revised Section No. 2, High Crest Lake, West Milford Township, Passaic County, N.J., Scale 1" = 60', Dated May 13, 1960", which map was filed in the Passaic County Register's Office on August 5, 1960 as Map No. 1891, North 18 degrees 18 minutes 00 seconds West, 253.38 feet to a bend in said northeasterly line of Lot numbered 36 on said Map No. 1891; thence (16) partly along said northeasterly line of Lot numbered 36, along the northeasterly line of Lot numbered 37, and partly along the northeasterly line of Lot numbered 38, North 27 degrees 57 minutes 50 seconds West, 184.05 feet to a bend therein; thence (17) continuing along said northeasterly line of Lot numbered 38, along the northeasterly line of Lot numbered 39, and partly along the northeasterly line of Lot numbered 40, North 19 degrees 07 minutes 30 seconds West, 201.31 feet to a bend therein; thence (18) continuing along said northeasterly line of Lot numbered 40, along the northeasterly line of Lots numbered 41, 42, and 43, and partly along the northeasterly line of Lot numbered 44, North 21 degrees 45 minutes 00 seconds West, 363.50 feet to a bend therein; thence (19) continuing along said northeasterly line of Lot numbered 44, along the northeasterly line of Lots numbered 45, 46, and 47, and partly along the northeasterly line of Lot numbered 48, North 35 degrees 13 minutes 10 seconds West, 394.94 feet to a bend therein; thence (20) continuing along said northeasterly line of Lot numbered 48, along the northeasterly line of Lots numbered 49 and 50, and partly along the northeasterly line of Lot numbered 51, North 29 degrees 11 minutes 10 seconds West, 271.53 feet to a bend therein; thence (21) continuing along said northeasterly line of Lot numbered 51, along the northeasterly line of Lot numbered 52, and partly along the northeasterly line of Lot numbered 53, North 51 degrees 36 minutes 40 seconds West, 199.63 feet to a bend therein; thence (22) continuing along said northeasterly line of Lot numbered 53, along the northeasterly line of Lots numbered 54 and 55, and partly along the northeasterly line of Lot numbered 56, North 59 degrees 19 minutes 50 seconds West, 220.11 feet to a bend therein; thence (23) continuing along said northeasterly line of Lot numbered 56, and partly along the northeasterly line of Lot numbered 57, North 46 degrees 43 minutes 25 seconds West, 66.12 feet to a bend therein; said point also being the most southerly corner of Lot numbered 58; thence (24) along the southeasterly line of Lots numbered 58 and 59 on the aforementioned filed Map No. 1891, and partly along the southeasterly line of Lot numbered 60, Block 628, as said last mentioned lot is shown on a map entitled, "Section No. 6, Sub-division of Lots at High Crest Lake Est., West Milford Township, Passaic County, N.J., Scale 1" = 60', Dated October 19, 1960", which map was filed in the Passaic County Register's Office on October 2, 1964 as Map No. 2256, North 57 degrees 13 minutes 00 seconds East, 153.23 feet to a bend in said southeasterly line of Lot numbered 60 on said Map No. 2256; thence (25) continuing along said southeasterly line of Lot numbered 60, along the southeasterly line of Lots numbered 61, 62, 63, and 64, and partly along the

a point, said point being the most easterly corner of said Lot numbered 65A, said point also being the most southerly corner of Lot numbered 65B; thence (28) along the easterly line of Lot 65C/17 North 31 minutes 50 seconds East, 193.58 feet to a bend therein; thence (29) continuing along said easterly line of Lot numbered 65C, North 14 degrees 30 minutes 30 seconds West, 34.33 feet to a point, said point being the northeasterly corner of said Lot numbered 65C; thence (30) along the northeasterly line of said Lot numbered 65C, North 73 degrees 53 minutes 05 seconds West, 162.54 feet to a point on the northeasterly line of the aforementioned High Crest Drive; thence (31) along said northeasterly line of High Crest Drive, northwesterly on a curve to the left having a radius of 130.33 feet, an arc distance of 25.00 feet to the point of reverse curvature of a curve to the right having a radius of 169.15 feet; thence (32) continuing along said northeasterly line, northwesterly along said curve to the right, an arc distance of 85.27 feet to the point of tangency of said curve; thence (33) continuing along said northeasterly line, North 11 degrees 46 minutes 10 seconds West, 28.33 feet to the point of curvature of a curve to the right having a radius of 60.41 feet; thence (34) along the easterly line of said High Crest Drive, northerly, along said curve to the right, an arc distance of 63.99 feet to the point of tangency of said curve; thence (35) along the southeasterly line of said High Crest Drive, North 48 degrees 55 minutes 20 seconds East, 114.92 feet to the point of curvature of a curve to the right having a radius of 75.00 feet; thence (36) continuing along said southeasterly line, northeasterly, on said curve to the right, an arc distance of 51.94 feet to the point of tangency of said curve; thence (37) along the southerly line of said High Crest Drive, North 88 degrees 36 minutes 10 seconds East, 145.67 feet to the point of curvature of a curve to the right, having a radius of 216.67 feet; thence (38) continuing along said southerly line, easterly, along said curve to the right, an arc distance of 56.54 feet to a point, said point being the most northerly corner of Lot numbered 66, Block 628 as shown on a map entitled, "Revised Section No. 5, High Crest Lake, West Milford Township, Passaic County, N. J., Scale 1" = 60', dated May 13, 1960", which map was filed in the Passaic County Register's Office on August 5, 1960 as Map No. 1894; thence (39) along the westerly line of Lot numbered 66, and partly along the westerly line of Lot numbered 67 on said Map No. 1894, South 1 degree 50 minutes 40 seconds East, 173.89 feet to a bend therein; thence (40) continuing along said westerly line of Lot numbered 67, along the westerly line of Lot numbered 68, and partly along the westerly line of Lot numbered 69, South 10 degrees 52 minutes 40 seconds East, 243.02 feet to a bend therein; thence (41) continuing along said westerly line of Lot numbered 69, along the westerly line of Lot numbered 70, and partly along the westerly line of Lot numbered 71, South 7 degrees 42 minutes 10 seconds West, 134.99 feet to a bend therein; thence (42) continuing along said westerly line of Lot numbered 71, along the westerly line of Lot numbered 72 and partly along the westerly line of Lot numbered 73, South 3 degrees 34 minutes 10 seconds East, 181.70 feet to a bend therein; thence (43) continuing along said westerly line of Lot numbered 73, and along the westerly line of Lots numbered 74 and 75, South 11 degrees 53 minutes 20 seconds West, 256.42 feet to a point, said point being the southwesterly corner of said Lot numbered 75 on the aforementioned filed Map No. 1894, said point also being the

along the southwesterly line of Lot numbered 7, South 70 degrees 51 minutes 30 seconds East, 175.52 feet to a point, said point being the most southerly corner of said Lot numbered 7, said point also being the most westerly corner of Lot numbered 8; thence (47) along the southwesterly line of said Lot numbered 8, South 46 degrees 00 minutes 45 seconds East, 89.13 feet to a bend therein; thence (48) continuing along said southwesterly line of Lot numbered 8, and partly along the southwesterly line of Lot numbered 9, South 31 degrees 43 minutes 50 seconds East, 101.13 feet to a bend therein; thence (49) continuing along said southwesterly line of Lot numbered 9, along the southwesterly line of Lots numbered 10 and 11, and partly along the southwesterly line of lot numbered 12, South 43 degrees 44 minutes 50 seconds East, 153.00 feet to a bend therein; thence (50) continuing along said southwesterly line of Lot numbered 12, along the southwesterly line of Lot numbered 13, and partly along the southwesterly line of Lot numbered 14, South 5 degrees 02 minutes 40 seconds East, 214.47 feet to a bend therein; thence (51) continuing along said southwesterly line of Lot numbered 14, along the southwesterly line of Lot numbered 15, and partly along the southwesterly line of Lot numbered 16, South 6 degrees 19 minutes 30 seconds East, 193.72 feet to a bend therein; thence (52) continuing along said southwesterly line of Lot numbered 16, and partly along the southwesterly line of Lot numbered 17, South 52 degrees 11 minutes 10 seconds East, 114.37 feet to a bend therein; thence (53) continuing along said southwesterly line of Lot numbered 17, along the southwesterly line of Lot numbered 18, and partly along the southwesterly line of Lot numbered 19, South 44 degrees 01 minute 40 seconds East, 236.84 feet to a bend therein; thence (54) continuing along said southwesterly line of Lot numbered 19, along the southwesterly line of Lot numbered 20, and partly along the southwesterly line of Lot numbered 21, South 30 degrees 25 minutes 20 seconds East, 161.29 feet to a bend therein; thence (55) continuing along said southwesterly line of Lot numbered 21, and along the southwesterly line of Lot numbered 22, South 30 degrees 02 minutes 20 seconds East, 123.96 feet to a point, said point being the southwesterly corner of Lot numbered 22, said point also being the northwesterly corner of Lot numbered 23; thence (56) along the division line between said Lots numbered 22 and 23, North 63 degrees 28 minutes 00 seconds East, 74.48 feet to the point or place of BEGINNING.

CONTAINING 42.82134 acres.

THE above described encompasses that much of the lake, known as High Crest Lake, and the land thereunder; that much of the peripheral land lying between the shore line, at the high water mark, of said lake, and the rear, or lakefront, lines of all the lots surrounding said lake, and that much of the peripheral land lying between said shoreline and the Right-of-Way line of High Crest Drive, as said lots and street are shown on the various filed maps referred to in said description, together with lot numbered 23, Block 628, as shown on the aforementioned filed Map No. 1893.

SECOND TRACT:- BEGINNING at a point, said point being the southwesterly corner of property now or formerly belonging to High Crest Lake Lodge, Inc. as conveyed to them by Seckler and Shepperd, Inc. in a deed dated April 29, 1966, and recorded in the Passaic County Register's Office on Map 4, 1966 in deed Book D-83, page 160, said point being the following courses and distances from the intersection of the westerly line of

of 153.96 feet to where the same is intersected by the southerly line of the aforementioned property of High Crest Lake Lodge, Inc.; (b) along said southerly line, South 83 degrees 55 minutes 16 seconds West, 56.14 feet to the point of curvature of a curve to the right having a radius of 516.48 feet; (c) continuing along said southerly line, westerly, along said curve to the right, an arc distance of 84.81 feet to the point of tangency of said curve; (d) continuing along said southerly line, North 85 degrees 40 minutes 20 seconds West, 250.00 feet to the beginning; thence running (1) along the westerly prolongation of said southerly line of High Crest Lake Lodge, Inc. North 85 degrees 40 minutes 20 seconds West, 112.80 feet to a point; thence (2) at right angles to the preceding course, North 3 degrees 19 minutes 45 seconds East 565.00 feet to a point; thence (3) North 64 degrees 18 minutes 04 seconds East, 256.50 feet to a point; thence (4) South 42 degrees 26 minutes 40 seconds East, 330.00 feet to the northwesterly corner of property now or formerly belonging to Patrick J. Keenan and Anne Keenan as conveyed to them by Rose Lisa, widow, in a deed dated November 14, 1969, and recorded in the Passaic County Register's Office on November 19, 1969, in deed Book I-88, page 94; thence (5) along the southwesterly line of said Keenan, South 23 degrees 01 minute 55 seconds East, 210.87 feet to a point on the northerly line of a Right-of-Way, 25 feet in width, said point being the southwesterly corner of said Keenan; thence (6) along said northerly line of the Right-of-Way, South 83 degrees 38 minutes 25 seconds West, 64.61 feet to a point, said point being on the northerly prolongation of the westerly line of property now or formerly belonging to William C. Organ, being known and designated as Lot numbered 4, Block 631 on the West Milford Township Tax Assessment Map, and recorded in the Passaic County Register's Office in deed Book O-47, page 408; thence (7) along said prolongation, this course being the westerly termination of said 25 foot Right-of-Way, and at right angles to the preceding course, South 6 degrees 21 minutes 35 seconds East, 25.00 feet to the northwesterly corner of said Organ, said point also being the northeasterly corner of the aforementioned property of High Crest Lake Lodge, Inc.; thence (8) along the northerly line of said property at High Crest Lake Lodge, Inc., South 78 degrees 33 minutes 45 seconds West, 136.61 feet to a bend therein; thence (9) continuing along said northerly line, and parallel with the first course herein, North 86 degrees 40 minutes 20 seconds West, 250.00 feet to the northwesterly corner of said property; thence (10) along the westerly line of said property, and at right angles to the preceding course, South 3 degrees 19 minutes 40 seconds West, 200.00 feet to the point or place of BEGINNING.

CONTAINING 216,100.3 square feet or 4.96098 acres.

SUBJECT to a private drainage easement 10 feet in width running through the above described parcel along the first course thereof.

THIRD TRACT:- BEGINNING at a point on the westerly line of Northwood Drive, 50 feet in width, said point being distant along said westerly line, northeasterly, along a curve to the right having a radius of 225.00 feet, an arc distance of 105.89 feet from the northeasterly corner of Lot numbered 1, Block 636 as said street and lot are shown on a map entitled, "Revised Section No. 5, High Crest Lake, West Milford Township, Passaic County, N.J., May 13, 1960, Scale 1" = 60', Newell G. Harris, P.E., May 13, 1960."

to High Crest Lake Lodge, Inc., as conveyed to them by Seckler & Shepperd, Inc. in a deed dated April 29, 1966, and recorded in the Passaic County Register's Office on May 4, 1966 in Deed Book D-83, page 160; thence (2) along said southerly line, North 83 degrees 55 minutes 10 seconds East, 50.57 feet to a point on the aforementioned westerly line of Northwood Drive; thence (3) along said westerly line, southwesterly, on a curve to the left having a radius of 225.00 feet, an arc distance of 48.07 feet to the point or place of BEGINNING.

CONTAINING 525.1 square feet or 0.01205 acre.

FOURTH TRACT:-- BEGINNING at a point on the southerly line of property now or formerly belonging to High Crest Lake Lodge, Inc. as conveyed to them by Seckler & Shepperd, Inc. in a deed dated April 29, 1966, and recorded in the Passaic County Register's Office on May 4, 1966 in deed Book D-83, page 160, said point being the following courses and distances from the intersection of the westerly line of Northwood Drive, 50 feet in width, with the northerly line of Lot numbered 1, Block 636, as shown on a map entitled, "Revised Section No. 5, High Crest Lake, West Milford Township, Passaic County, N.J., May 13, 1960, Scale 1" = 60', Newell C. Harrison, P.E., L.S. # 766, Butler, N.J.", which map was filed in the Passaic County Register's Office as Map No. 1894; (a) along said westerly line of Northwood Drive, northeasterly, on a curve to the right having a radius of 225.00 feet, an arc distance of 153.96 feet to where the same is intersected by the southerly line of the aforementioned property of High Crest Lake Lodge, Inc.; (b) along said southerly line, South 83 degrees 55 minutes 10 seconds West, 56.14 feet to the point of curvature of a curve to the right having a radius of 516.48 feet; (c) continuing along said southerly line, westerly, along said curve to the right, an arc distance of 84.81 feet to the point of tangency of said curve; (d) continuing along said southerly line, North 86 degrees 40 minutes 20 seconds West, 37.09 feet to the beginning; thence running (1) through the whole tract, of which the herein described is a part, and at right angles to said southerly line of High Crest Lake Lodge, Inc., South 3 degrees 19 minutes 40 seconds West, 139.24 feet to a point on the northerly line of property now or formerly belonging to Peter B. McKatten and Betsy S. McKatten as conveyed to them by Robert J. O'Hara and Dorothy G. O'Hara in a deed dated May 2, 1968, and recorded in the Passaic County Register's Office on May 6, 1968 in Deed Book A-86, page 148; thence (2) along the northerly line of said McKatten, North 77 degrees 58 minutes 00 seconds West, 159.58 feet to the northwesterly corner of said McKatten; thence (3) through the aforementioned whole tract, North 22 degrees 17 minutes 12 seconds West, 127.62 feet to the southwest-erly corner of the aforementioned property of High Crest Lake Lodge, Inc.; thence (4) along the aforementioned southerly line of said property, South 86 degrees 40 minutes 20 seconds East, 212.91 feet to the point or place of BEGINNING.

CONTAINING 23, 232.3 square feet or 0.53334 acre.

SUBJECT to a private drainage easement 10 feet in width, running through the above described parcel along the second and third courses thereof.

SCHEDULE "B"

to

DEED

Seckler and Shepperd, Inc.

to

High Crest Lake Lodge

This conveyance is made subject to the following:-

1. The property herein conveyed shall be used exclusively for the sole and exclusive benefit of the members of the grantee lodge, subject to the provisions herein stated, for recreation purposes:- the lake for swimming, boating and fishing, the beach for beach and swimming purposes, the land across the lodge building for parking, and the fourth tract for lodge building, parking and recreation. The various strips of land, along the lake and included in the First Tract, shall be only for the use of property owners adjoining said strips, while they are members in good standing in the High Crest Lake Lodge; the lodge shall not give permission to any other persons to use said strips of land for any purpose whatsoever except that it shall have permission to go on said land in case of any emergency.

a. High Crest Lake Lodge shall accept into membership such individual grantees of Seckler and Shepperd to whom it shall sell property in the area known as Kaylen Lakes which includes a tract purchased by Seckler and Shepperd from the Borough of Butler, approximately 90 acres in area. High Crest Lake Lodge shall also accept into membership such individual grantees of Seckler and Shepperd to whom it shall sell property in an area comprising 23 acres to be acquired by it, and which 23 acres lies southeast of the beach area, and which will be contiguous to present property owned by Seckler and Shepperd. Seckler and Shepperd may develop aforesaid 90 acres tract and the aforesaid 23 acres tract; however, in the event that the development of these properties exceed a density of three families per acre with a maximum of 260 families then and in such case, the limit of families to be accepted into the lodge from this area shall be 260. In the event that Seckler and Shepperd shall not consummate the purchase of the additional 23 acres lying in a generally southeasterly direction from the lake, then and in that event High Crest Lake Lodge shall accept into membership such individual grantees to whom Seckler and Shepperd shall sell property in the said area known as Kaylen Lakes, which area is approximately 90 acres; the limit of membership into the lodge from this area shall be 240 families.

b. On that portion of the existing filed maps of High Crest Lake, which are presently vacant land, and/or on any properties on said maps, on which dwellings have been or will be erected, and which are sold by Seckler and Shepperd, the purchasers of said

any dues or assessments higher than those charged the members of the Lodge. These provisions shall also apply to the aforesaid 90 acres tract, known as the Kaylen Lakes area, and the 23 acre tract above referred but this provision is subject to the provisions contained in paragraph a above.

c. Tenants, lessees, or guests of members shall be granted the above privileges, by the Lodge, provided they comply with the rules and regulations set by the Lodge, and provided such rules and regulations are uniform in application to all property owners at High Crest Lake.

2. No business shall be conducted on the property herein conveyed, or any part thereof, but this shall not include any fundraising affair of the lodge, for the benefit and purposes of the Lodge, until the year 2000, at which time this restriction shall terminate.

3. The property aforescribed is hereby conveyed subject to the zoning ordinances, rules and regulations of the Township of West Milford; to statutory rules, regulations and/or requirements of the State Department of Environmental Control and/or Department of Health, or other state agencies, in connection with the use, operation, maintenance of the lake, waterways, or dam. Also subject to such rights as may have been granted to any person or persons, by deeds or other instruments of record, to the use of the lake, beach, or any of the property herein being conveyed or to any other right which may be of record or by implication, or to any tract which may have been given by a court of competent jurisdiction. Second Tract is conveyed subject to the easement held by the Board of Education of the Township of West Milford.

4. The grantee herein, Seckler and Shepperd, Inc. reserves the right to dedicate any public road and/or any other road now on or across the premises to be conveyed; also it reserves the right to relocate the road at or along the beach area, and to re-define the limits of the beach, but in no event shall the road be re-located as to lessen the beach area.

5. The parties hereto agree that the properties conveyed by this deed shall be solely owned by the High Crest Lake Lodge. The lake and adjoining land between the high water mark and the rear lot lines of land surrounding the lake shall always be retained by the High Crest Lake Lodge and shall never be sold.

6. The parties hereto agree that the covenants and restrictions contained in the deed from Seckler and Shepperd, Inc. to the said High Crest Lake Lodge, dated April 29, 1966, recorded in D-83, page 160, shall, except, as modified herein, apply to the premises herein agreed to be sold.

7. The parties herein understand and agree that should the grantee herein, or its successors and assigns, proceed to the subdivision of the remainder of the entire tract of land, out of which the third and fourth tracts are herein described are derived thence and in such case, on procuring final subdivision of said land the grantee herein, the Lodge, herein agrees to re-convey to the grantor herein, or its successors and assigns, at no consideration a strip of land 50 feet in width, running from Northwood Drive, and along the southerly boundary of the premises described in the

ENC. 550

5. Parties agree that in the event that Seidler and Shippard acquire the 23 acre tract, aforementioned, the grantor herein agrees to convey at the option of the Lodge a one acre parcel in the area, dimension to be determined by the grantor herein, contiguous or in close proximity to the road known as High Crest Lane Drive at the area of the presently existing beach, the consideration to be determined as follows: the cost to the grantor, including the next cost of acquisition, engineering, legal and development costs, plus 50%. This one acre shall have access to High Crest Drive.

Together with all and singular the houses, buildings, trees, ways, waters, profits, privileges, and advantages, with the appurtenances to the same belonging or in anywise appertaining:

Also, all the estate, right, title, interest, property, claim and demand whatsoever, of the said party of the first part, of, in and to the same, and of, in and to every part and parcel thereof,

To have and to Hold all and singular the above described land and premises, with the appurtenances, unto the said party of the second part, its successors heirs and assigns, to the only proper use, benefit and behoof of the said party of the second part, its successors ~~heirs~~ and assigns forever:

And the said Seckler and Shepperd, Inc.,

for itself, its successors & assigns ~~heirs, executors and administrators~~ does covenant, promise and agree to and with the said party of the second part, its successors and assigns that it has not made, done, committed, executed or suffered any act or acts, thing or things whatsoever, whereby or by means whereof the above mentioned and described premises, or any part or parcel thereof, now are, or at any time hereafter shall or may be impeached, charged or encumbered, in any manner or way whatsoever.

In Witness Whereof, the party of the first part has ~~set~~ ~~caused~~ caused these presents to be signed by its proper corporate officers and caused its proper corporate seal to be hereunto affixed, the day and year first above written.

~~Signed, Sealed and Delivered~~
~~in the Presence of~~ }

SECKLER AND SHEPPERD, INC.

ATTEST:-

by John R. Seckler, President

Marion E. Novack
Secretary