

THIS DEED, Made this 17th day of September, in the year of our LORD one thousand nine hundred and forty-five (1945),

BETWEEN, CONCORD DEVELOPMENT COMPANY, a Corporation of the State of Delaware, party of the first part AND CARL E. PRUETT and ROSEMARY S. PRUETT, his wife, of Brandywine Hundred, New Castle County and State of Delaware, parties of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of FIVE DOLLARS (\$5.00) lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the said parties of the second part, their Heirs and Assigns, as tenants by the entirety,

ALL THAT CERTAIN lot, piece or parcel of land with the Buildings thereon erected, situate in Brandywine Hundred, New Castle County and State of Delaware, known as Lot No. 49, Section A, on a revised plan of a portion of Decrhurst, dated December 4, 1942 and recorded in the Office of the Recorder of Deeds &c., in and for New Castle County aforesaid in Plat Record No. 1, Page 27, as amended by plot recorded in Plat Record No. 1, Page 30, and being more particularly bounded and described as follows, to-wit:-

BEGINNING at a point on the Easterly side of Concord Pike, at its new width of Seventy feet, said point being distant Three Hundred sixty-five and forty-two one-hundredths feet measured North 2 degrees 04 minutes 45 seconds West along the said Easterly side of Concord Pike from the point of tangency of a Twenty-five feet radius intersection curve, tangent also to the Northwesterly side of Peirce Road, at Fifty feet wide, said point being in the division line between Lots Nos. 48 and 49, Section A; thence from said point of Beginning continuing along the said Easterly side of Concord Pike, North 2 degrees 04 minutes 45 seconds West Fifty feet to a point in the division line between Lots Nos. 49 and 50, Section A; thence along the said last mentioned division line and passing along the center of a Nine feet wide common driveway (said Nine feet wide common driveway being located one-half on this lot and one-half on Lot No. 50, Section A, adjoining on the North and extending from the Easterly side of Concord Pike to a depth of Sixty-five feet) North 87 degrees 55 minutes 15 seconds East One Hundred ten feet to a point in the rear line of Lot No. 33, Section A; thence partly along the rear line of Lot No. 33, Section A, and partly along the rear line of Lot No. 34, Section A, South 2 degrees 04 minutes 45 seconds East Fifty feet to a point in the said division line between Lots Nos. 48 and 49, Section A; thence along the said last mentioned division line South 87 degrees 55 minutes 15 seconds West One Hundred ten feet to the point and place of Beginning.

TOGETHER with the free and uninterrupted right, use and privilege of the aforesaid nine feet wide driveway in common with others entitled thereto, forever, for driveway purposes. Subject, however, to a proportionate share of the expense of keeping said driveway in good order and repair.

RESERVING, HOWEVER, to Concord Development Company, its Successors and Assigns, the free and uninterrupted right, use and privilege of the whole

of said nine feet wide common driveway, in common with others entitled thereto forever, for driveway purposes; subject, however, to a proportionate share of the expense of keeping said driveway in good order and repair.

THE above described lot or parcel of land and premises is conveyed subject to all the restrictions, conditions, easements and covenants as contained and fully set forth in a certain deed from Concord Development Company to Ruth R. Martin, dated the Ninth day of September, A. D. 1943 and recorded in the Office of the Recorder of Deeds &c. in and for New Castle County aforesaid in Deed Record Z, Volume 43, Page 136.

BEING a part of the same lands and premises which Ruth R. Martin, single woman, by Indenture bearing date the Ninth day of September, A.D. 1943 and recorded in the Recorder's Office aforesaid in Deed Record T, Volume 43, Page 550, granted and conveyed unto the party of the first part hereto, in Fee.

THE above described lands and premises are conveyed subject to a certain mortgage given by the party of the first part hereto to T. B. O'Tools, Inc., a Delaware Corporation, dated October 6, 1944, recorded in the Recorder's Office aforesaid in Mortgage Record L, Volume 31, Page 468, securing the original principal sum of \$5400.00, said mortgage having been subsequently assigned to and now held by The Travelers Insurance Company, the unpaid balance of which the said parties of the second part hereby agree to assume and pay as a part of the consideration hereof.

IN WITNESS WHEREOF, The said CONCORD DEVELOPMENT COMPANY, A Corporation of the State of Delaware, hath caused its name by W. Percival Johnson its Vice-President to be hereunto set, and the common and corporate seal of the said corporation to be hereunto affixed, duly attested by its Secretary, the day and year first above written.

Sealed and Delivered
in the Presence of

W. W. Gilbert

* Concord Development Company *
* Corporate Seal 1942 Delaware *

STATE OF DELAWARE)
:SS.
NEW CASTLE COUNTY)

CONCORD DEVELOPMENT COMPANY

BY: W. Percival Johnson
Vice-President

ATTEST: H. Franklin Baker
Secretary

* U.S.I.R. STAMPS *
* \$2.75 Cancelled *

BE IT REMEMBERED, That on this 17th day of September in the year of our LORD one thousand nine hundred and forty-five personally came before me, the Subscriber, a Notary Public for the State of Delaware, W. Percival Johnson, Vice-President of CONCORD DEVELOPMENT COMPANY a corporation existing under the laws of the State of Delaware, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed and the act and deed of said corporation, that the signature of the Vice-President thereto is in his own proper handwriting and the seal affixed is the common and corporate seal of said corporation, and that his act of sealing, executing, acknowledging and delivering said Indenture was duly authorized by a resolution of the Board of Directors of said corporation.

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

 * W. W. Gilbert *
 * Notary Public *
 * Appointed Dec. 11th, 1943 *
 * For 2 Years *
 * Delaware *

W. W. Gilbert
 Notary Public

Received for Record September 18, 1945
 Burton S. Heal, Recorder

THIS DEED, Made this Seventeenth day of September in the year of our LORD one thousand nine hundred and Forty-five

BETWEEN, RALPH W. WEIS and MARTHA L. WEIS, his wife, of New Castle Hundred, New Castle County and State of Delaware, Parties of the First Part, AND HERBERT N. BAKER and ANTOINETTE M. BAKER, his wife, of the City of Wilmington, New Castle County and State of Delaware, Parties of the Second Part,

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grant and convey unto the said parties of the second part.

ALL That certain lot, piece or parcel of land, with the buildings thereon erected, situate in New Castle Hundred, New Castle County and State of Delaware, and known as Lot No. 38, Section E, on a Revised Plan of WILMINGTON MANOR, as said Plan is of record in the Office for the Recording of Deeds, in and for New Castle County aforesaid, in Deed Record R, Volume 29, Page 600, and more particularly bounded and described as follows, to-wit:

BEGINNING at the corner of Lot No. 37 on the Southwesterly side of East Roosevelt Avenue, at sixty feet wide, said Beginning point being distant Southeasterly along the said Southwesterly side of East Roosevelt Avenue three hundred eighty-eight feet and sixty-one one-hundredths of a foot from the Southeasterly side of duPont Boulevard, at two hundred feet wide; thence from said Beginning point along the said Southwesterly side of East Roosevelt Avenue South twenty-nine degrees, forty minutes East fifty feet to a corner of Lot No. 39; thence thereby parallel to Stahl Avenue, at sixty feet wide, South sixty degrees, twenty minutes West one hundred feet and twelve one-hundredths of a foot to a corner common to Lots Nos. 25, 26, 38 and 39; thence along the rear line of Lot No. 26 parallel to said East Roosevelt Avenue North twenty-nine degrees, forty minutes West fifty feet to a corner common to Lots Nos. 26, 27, 37 and 38; thence along the line of Lot No. 37, parallel to Stahl Avenue, North sixty degrees, twenty minutes East one hundred feet and twelve one-hundredths of a foot to the said Southwesterly side of East Roosevelt Avenue and the place of BEGINNING. Be the contents thereof what they may.

SUBJECT, however, to certain covenants, conditions, restrictions, easements and reservations as contained and more fully set forth in Deed from Wilmington Manor, Inc., a corporation of the State of Delaware, to Suburban Home Builders, Inc., a corporation of the State of Delaware, dated April 17, 1942, and recorded in the Office for the Recording of Deeds, &c. at Wilmington, in and for New Castle County, in Deed Record B, Volume 43, Page 458.