

Tax Parcel No. 11-014.00-050  
2050 Sunset Lake Drive, Newark, Delaware  
Deed 20010502-0032813

ALL that certain tract, piece or parcel of land situate in Pencader Hundred, New Castle County, State of Delaware, being a portion of the lands no longer required for the construction of a public road known as Sunset Lake Road which leads from Old Baltimore Pike to U.S. Route 40, the said tract being part of the County Tax Parcel No. 11-014.00-050 (part), and being more particularly bounded and described as follows, to wit:

BEGINNING at a point formed by the intersection of the division line between these lands of the State of Delaware, hereinafter known as the party of the first part, and lands now or formerly of Vernon Comly, and the existing easterly Right-Of-Way, line of Sunset Lake Road construction baseline survey station 137+85.82 and 58.17 feet distant to the left measured at right angles to the said construction baseline as shown and noted on right-of-way plans for Department of Transportation, Division of Highways, Contract No. 79-105-01;

THENCE from the said point Beginning, with the said existing easterly Right-Of-Way line North 11 degrees 39 minutes 41 seconds West, 180.97 feet to a point located opposite Sunset Lake Road construction baseline survey station 136+06.67 and 58.77 feet right measured at right angles thereto, and also being located on the division line between these lands of the State of Delaware and lands now or formerly of William B. Cullen;

THENCE with the said last mentioned division line North 76 degrees 38 minutes 57 seconds East, 237.56 feet to a point, the said point being on the division line between these lands and lands now or formerly owned by Vernon Comly;

THENCE with the said last mentioned division line South 13 degrees 21 minutes 03 seconds East, 313.42 feet to a point, the said point being on the first described division line; and

THENCE with the first mentioned division line North 74 degrees 44 minutes 03 seconds West, 276.70 feet to the point and place of Beginning.

CONTAINING within the said metes and bounds 1.37 acres of land, be the same more or less. Furthermore, the party of the second part, for itself, its successors in interest and assigns, as part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that the uses of said property described in this Deed shall be limited to residential purposes (single family dwelling), with the right of reversion to the party of the first part in the event that this covenants is found by a Court of competent jurisdiction to have been breached.