

DUTCHESS COUNTY CLERK RECORDING PAGE

RECORD & RETURN TO:

COMMONWEALTH LAND TITLE INSURANCE CO
50 MAIN STREET
WHITE PLAINS NY 10601

RECORDED: 01/12/91

AT: 15:35:21

COUNTY CLERK: #268

RECEIVED FROM: COMMONWEALTH LAND TITLE

GRANTOR: HAUSER JOHN T
GRANTEE: STEWBRIDGE DAVID A

RECORDED IN: 152
INSTRUMENT TYPE:

TAX
DISTRICT: DOVER

EXAMINED AND RECORDED AS FOLLOWS:

RECORDING CHARGE: 57.00

NUMBER OF PAGES: 5

TRANSFER TAX AMOUNT: 370.00

TRANSFER TAX NUMBER: 4003769

E & A FORM: Y

TP-584: Y

COUNTY CLERK BY: SRB

RECEIPT NO: R01501

BATCH RECORD: D00011

WILLIAM L. PAROLI, JR.
County Clerk



CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE SIGNED BY LAWYERS ONLY.

THIS INDENTURE, made the 29th day of December, nineteen hundred and ninety-seven
 BETWEEN JOHN T. HAUSER and LEE S. HAUSER, (no number) Dogtail
 Corners Road, Wingdale, New York 12594

party of the first part, and DAVID A. FRANKBRIDGE, One Lincoln Plaza, Apt. 32B,
 New York, New York 10023

party of the second part,

WITNESSETH that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

All that certain lot or lots of land with the buildings and improvements thereon, more or less, situate, being and described as follows:

See Schedule A attached hereto and made a part hereof

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center line thereof, TOGETHER with the appurtenances and all the estate and rights in the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" wherever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

John T. Hauser
 JOHN T. HAUSER

Lee S. Hauser
 LEE S. HAUSER

STATE OF NEW YORK, COUNTY OF New York

On the 27 day of December 19 97, before me personally came JOHN T. HAUSER and LEE S. HAUSER

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that they executed the same.

Henry Zeleznitz
Notary Public

HENRY ZELENITZ
Notary Public, State of New York
No. 24-0799530
Residing in Nassau County
Commission Expires October 31, 1999

STATE OF NEW YORK, COUNTY OF

On the _____ day of _____, 19____, before me personally came _____

In the known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF _____
On the _____ day of _____, 19____, before me personally came _____

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, she depose and say that he resides at No. _____

that he is the _____ of _____

_____ the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by one of the board of directors of said corporation; and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF

On the _____ day of _____, 19____, before me personally came _____

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, she depose and say that he resides at No. _____

that he knows _____

_____ to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

RECORDED BY
COMMONWEALTH TITLE INSURANCE CO.
50 Main Street
White Plains, New York 10606

Buyer and Seller Wred

With Covenant Against Grantors' Acts

Title No. _____

JOHN T. HAUSER and
LEE S. HAUSER

DAVID A. STRAUBRIDGE

SECTION 62d R 24 1160-00-938765-00
BLOCK _____
LOT _____
CITY OR TOWN Dover, Dutchess Co.

RETURN BY MAIL TO:

COMMONWEALTH LAND TITLE
INSURANCE COMPANY
50 MAIN STREET
WHITE PLAINS, NEW YORK 10606

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDER TITLES
Distributed by
SECURITY TITLE AND GUARANTY COMPANY

CHARTERED 1920 AND  IN NEW YORK

SCHEDULE A

ALL that certain piece, place or parcel of land, with the buildings and improvements thereon, situated, lying and being in Webatuck, in the Town of Dover, County of Dutchess and State of New York, bounded and described as follows:

BEGINNING at a point on the east side of Dog Tail Corners Road at the southwest corner of the parcel herein conveyed which point is the northwest corner of land now or formerly of Robert H. Smith and Lillian M. Smith, his wife, acquired by them by a deed recorded in Dutchess County Clerk's Office on May 1, 1950, in Liber 742 of deeds at page 183, and;

THENCE along land now or formerly of Smith, South 70 degrees 57 minutes 50 seconds East 115.30 feet and South 76 degrees 46 minutes 40 seconds East a distance of 241.27 feet to land formerly of Raymond Smith conveyed to Hauser;

THENCE RUNNING North 83 degrees 31 minutes 30 seconds East along an old fence and through a stake a distance of 248.29 feet to the west bank of Ten Mile River;

THENCE North along the west bank of Ten Mile River a distance of 131.14 feet to a point opposite a stake driven into the ground on the West bank of the Ten Mile River;

THENCE North 89 degrees 31 minutes 00 seconds West along other lands of Hauser, formerly lands of Fahnestock, 583.64 feet to an iron stake driven into the ground on the east side of Dog Tail Corners Road;

THENCE South 02 degrees 11 minutes 35 seconds West along the East side of Dog Tail Corners Road 136.83 feet to the point or place of beginning.

SUBJECT to a right-of-way for the purpose of ingress and egress, to other lands of Hauser described as follows:

BEGINNING at the southwesterly corner of the herein described 2.7 acres, more or less, said point also marking the northwesterly corner of lands of David A. Strawbridge described in Liber 1699 of Deeds at page 119; thence along the easterly side of Dog Tail Corners Road, N 02 degrees 09' 55" E 5.40 feet to a point; thence through the herein referenced 2.7 acres, more or less, S 77 deg. 12' E 262.60 feet, N 57 deg. 55' E 64.60 feet, N 20 deg. 44' E 21.60 feet and N 02 deg. E 131.56 feet to the northwesterly corner of the herein described right-of-way; thence along lands of John T. Hauser and Lee S. Hauser described in Liber 1663 of Deeds at Page 89, S 89 deg. 31' 00" E 15.50 feet to a point; thence through the herein referenced 2.7 acres, more or less, S 02 deg. W 164.94 feet and S 57 deg 57' W 84.19 feet to a point at the northerly line of lands of Strawbridge thence along the same, N 76 deg. 46' 40" E 164.48 feet and N 50 deg. 52' 50" W 115.30 feet to the point or

place of beginning.

TOGETHER with all riparian rights of the grantor to the waters and land in the bed of the Ten Mile River adjoining the premises herein conveyed to the center line of said river.

TOGETHER with all the rights of the seller to the land lying in the road in front of and adjoining said premises to the center-line thereof.

SUBJECT to utility easements of record.

THE GRANTORS abandon any rights they may have in connection with the easements described in Liber 742, Page 187 and Liber 1058, Page 202. It being intended that the right-of-way described above for the purpose of ingress and egress to other lands of Hauser be substituted in the place of the easements described in Liber 742, Page 187 and Liber 1058, Page 202.

THE GRANTORS hereby abandon any rights they may have in connection with the easement described in Liber 1281, Page 673 in favor of John T. Hauser, his distributees and assigns to maintain a water pipe from a well on the above described premises to the house of John T. Hauser lying to the North of the above described premises, and to maintain a water pipe running from said well to the house lying to the South of the above described premises and the right of said John T. Hauser to draw water from said well to be used in each of the said two houses.

BEING and intended to be all of the certain tract or parcel of land described in a conveyance from Raymond D. Smith and Grace Smith to John T. Hauser and Lee S. Hauser by Deed dated June 1, 1966 and recorded at the Dutchess County Clerk's Office in Liber 1206 of Deeds at page 107 and all of that certain tract or parcel of land described in a conveyance from Ann Carrington to John Hauser and Lee Hauser by Deed dated February 10, 1970 and recorded at the Dutchess County Clerk's Office in Liber 1281 of Deeds at page 673.