

This Indenture

Made the 24 day of August

Nineteen Hundred and Ninety-one

Between GORDON L. HALL and AUDREY B. HALL, of and residing at the
Town of Cambridge, County of Washington and State of New York,

parties of the first part, and
AUDREY B. HALL, of and residing at the Town of Cambridge, County of
Washington and State of New York,

Witnesseth that the parties of the first part, in consideration of ^{part y of the second part,} ONE but less

than ONE HUNDRED ----- Dollar (\$ 1.00---)
lawful money of the United States, and other good and valuable consideration
paid by the part y of the second part, do hereby grant and release unto the
part y of the second part, her distributees
and assigns forever, all that certain piece or parcel of land situate, lying
and being in the Town of Cambridge, County of Washington and State of
New York and was bounded and described in a former conveyance thereof
as follows, viz: north by lands of Henry Becker; east by lands of
Horace Brownell and Lansing Kenyon; south by lands of Jonathan and
William Brownell and John Conway and west by lands formerly owned by
Michael Plunkett, being the same premises formerly owned by William
Murray and by him conveyed to David Baker, February 1865, which deed of
conveyance is duly recorded in the Clerk's Office of the County of
Washington to which reference is to be had for more particular descrip-
tion; and said farm contains sixty-five acres of land, be the same
more or less. Reference is hereby made and the above description was
copied from Warranty Deed dated August 18, 1870 Matthew Joyce and Mary
Joyce, his wife, to John Conway and recorded in the Washington County
Clerk's Office on the 6th day of April, 1871 in book no. 69 of deeds
at page 254.
also all that certain lot, piece or parcel of land situate in the
above named Town of Cambridge, County of Washington and State of New
York, known, distinguished and bounded and described as part of lot
No. 78 of the Cambridge Patent in the above named Town and is bounded
as follows: Beginning in the center of the highway at the junction
north of Martin B. Kinyon's house and runs from thence along the
center of the highway on the six following courses: North 5° 30' east
3 chains north 4° west 13 chains north 16° east 3 chains north 1° 15'
east 2 chains north 22° 45' west 4 chains north 24° 30' east 5 chains;
thence south 88° 45' east 18 chains 85 links along the south bounds of
Billy Murray's farm; thence south 20° 15' east 11 chains 80 links to
the center of the highway; thence along the center of the highway south
46° west 5 chains south 33° west 8 chains fifty links south 76° 15'
west 10 chains 35 links south 50° 45' west 7 chains 32 links to the
place of beginning, containing forty-nine and one-third acres. Except-
ing and reserving all the Public highway included in the above described
premises so long as the same is used as a Public Highway.
Also excepting and reserving the School house lot. Reference is hereby
made and the above description was copied from Warranty deed dated
March 28th, 1864, Lorenzo Burch to John Conway and recorded in Wash-
ington County Clerk's Office on the 6th day of April 1871 in book 69
of deeds at page 249.
Also excepting and reserving from the last above described lands and
premises all that tract or parcel of land situate in the aforesaid
Town of Cambridge, County of Washington and State of New York, which
is bounded and described as follows: Beginning at the highway crossing
of the Railroad north of the West Cambridge Depot and runs thence north
7 degrees east 9 chains and 94 links along the said G. & J. Ry.; thence
east 11 chains; thence south 40 degrees west 5 chains; thence south
31 3/4 degrees west 6 chains and 46 links along the center of said
highway to the place of beginning, containing 7 and 42/100 acres.

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Reference is hereby made and the above description was copied from Warranty deed dated April 4th, 1887, George M. Kenyon to Joseph Thornton and recorded in the Washington County Clerk's Office on the 11th day of April, 1887 in Liber 101 of deeds at page 310.

Also excepting and reserving from the Lorenzo Burch lands, all that piece or parcel of land, bounded and described as follows, to wit: Beginning at a point in the center of the highway on a line between lands of Frederick M. Badger and the lands hereby conveyed and running thence north twenty degrees (20°) west eleven (11) chains and seventy-two (72) links, thence south seven and one-half (7 1/2) degrees east twelve (12) chains and ninety-eight (98) links along lands of said James Conway to the center of the said highway thence north fifty one and one-half (51 1/2) degrees east three (3) chains and one (1) link along the center of said highway to the place of beginning, containing one acre and seventy five one hundredths of an acre of land, be the same more or less. Reference is hereby made to Warranty deed James Conway to Frederick M. Badger, dated March 31, 1913 and recorded in the Washington County Clerk's Office March 19, 1914 in book 159 of deeds at page 242.

Also excepting and reserving from the Lorenzo Burch lands above described all that piece or parcel of land now owned and occupied by Lewis Herbert, which lands were heretofore conveyed by John Conway and Bridget Conway, his wife, to David Kenyon and George Kenyon. Also excepting and reserving any and all parcels conveyed to municipalities for highway purposes.

BEING the same premises conveyed from Hazel O'Donnell to Leo O'Donnell by deed dated April 20, 1939 and recorded in the Washington County Clerk's Office on April 21, 1939 in Book 220 of deeds at page 214.

ALSO EXCEPTING AND RESERVING from the above-described premises the following:

1. Premises conveyed in a deed dated September 21, 1972 from Gordon L. and Audrey B. Hall to William E. Gronquist and Ruth E. Gronquist and recorded in the Washington County Clerk's Office on September 28, 1972 in Liber 434 of deeds at page 95.
2. Premises conveyed in a deed dated November 12, 1987 from Gordon L. and Audrey B. Hall to Rene Van Den Bogaard and Debora Van Den Bogaard and recorded in the Washington County Clerk's Office on November 19, 1987 in Liber 562 of deeds at page 291.
3. Premises conveyed in a deed dated November 17, 1988 from Gordon L. and Audrey B. Hall to Frank R. Pratt and Gilbert F. Pratt and recorded in the Washington County Clerk's Office on November 18, 1988 in Liber 587 of deeds at page 268.
4. Premises conveyed in a deed dated [redacted] from Gordon L. Hall and Audrey B. Hall to Marc A. Scarchilli and Lori A. Scarchilli and recorded in the Washington County Clerk's Office on [redacted]

BEING a portion of premises described in a deed dated May 8, 1969 from Leo O'Donnell to Gordon L. and Audrey B. Hall and recorded in the Washington County Clerk's Office on May 16, 1969 in Liber 416 of deeds at page 197.

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RECEIVED
Robert
 REAL ESTATE
 223
 AUG 29 1991
 TRANSFER TAX
 WASHINGTON
 COUNTY

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 WASHINGTON COUNTY N.Y.
 STATE ENGINEER

Together with the appurtenances and all the estate and rights of the parties 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, her distributees and assigns forever.

And said parties of the first part

First, That the party of the second part shall quietly enjoy the said premises; covenant as follows:

Second, That said parties of the first part

will forever Warrant the title to said premises.

Third, That, in Compliance with Sec. 13 of the Lien Law, the grantor 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.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals the day and year first above written.

In Presence of

Gordon L. Hall by attorney-in-fact
Audrey B. Hall
AUDREY B. HALL

State of New York } ss.
County of WASHINGTON }
before me, the subscriber, personally appeared
AUDREY B. HALL

On this 24th day of August
Nineteen Hundred and Ninety-one

to me personally known and known to me to be the same person described in and who executed the within instrument, and she duly acknowledged to me that she executed the same.

STATE OF NEW YORK } ss.:
WASHINGTON COUNTY }

On this 24th day of August, 1991, before me personally came AUDREY J. HALL, to me known to be the individual described in, and who executed the foregoing instrument, and to me known to be the Attorney-in-Fact of Gordon L. Hall, the individual described in, and who by her, attorney-in-fact executed the same, and acknowledged that she executed said instrument as the act and deed of said Gordon L. Hall by virtue of a power of attorney dated November 5th, 1986 and recorded in the office of the clerk of the County of Washington on November 19, 1987 in Liber 562 of deeds at page 290.

R&R
VAN NESS, RUSSELL & DOUGLAS
ONE PROSPECT STREET
GREENWICH, NEW YORK 12834

Notary Public
VAN NESS, RUSSELL & DOUGLAS
NOTARY PUBLIC