

This Indenture

Made the 8th day of MAY
Nineteen Hundred and sixty-nine

Between LEO O'DONNELL, of and residing at the Town of Cambridge,
Washington County, and State of New York,-----

----- party of the first part, and
GORDON L. HALL and AUDREY D. HALL, his wife, of and residing at the
Town of Cambridge, County of Washington and State of New York, as
tenants by the entirety,-----

Witnesseth that the part Y of the first part, in consideration of ONE-----

----- Dollar (\$ 1.00-----)
lawful money of the United States, and other good and valuable consideration
paid by the parties of the second part, do ~~as~~ hereby grant and release unto the
parties of the second part, their assigns and the distributees
and assigns ~~hereafter~~ of the survivor of them forever, All that certain
piece or parcel of land situate, lying and being in the Town of
Cambridge, in the 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 description; 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 10, 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, on 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 D. 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 10 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. Excepting
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 Washington
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 92 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. 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.

The purchasers, Gordon L. Hall and Audrey B. Hall do hereby grant to the seller, Leo O'Donnell the right to the use of the dwelling upon the said premises for and during the term of his natural life together with the right to cut and use any amount of wood necessary for fuel purposes in the said dwelling.

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

To have and to hold the premises herein granted unto the parties of the second part, their assigns and the distributees and assigns forever, of the survivor of them forever.

And said party of the first part

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

Second, That said party 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 party of the first part has herunto set his hand and seal the day and year first above written.

In Presence of

Leo O'Donnell
Gordon L. Hall
Audrey B. Hall

001368 REAL ESTATE STATE OF *
TRANSFER TAX NEW YORK *
Dep. of Taxation & Finance 07.70 *
NY 1969 *

State of New York On this 8th day of MAY
County of WASHINGTON No. Nineteen Hundred and sixty-nine
before me, the subscriber, personally appeared
LEO O'DONNELL

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

Robert M. Douglas
Notary Public
ROBERT M. DOUGLAS
NOTARY PUBLIC, State of New York
Resident in Washington County
Term Expires March 30, 1970

STATE OF NEW YORK
WASHINGTON COUNTY

On this 8th day of May, 1969, before me, the subscriber, personally appeared GORDON L. HALL and AUDREY B. HALL, to me known and known to me to be the same persons described in and who executed the foregoing Instrument and they jointly and severally acknowledged to me that they executed the same.

Dennis M. Ringer
NOTARY PUBLIC

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314

RECORDED
INDEXED & PAGED
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PAGE 199
WASHINGTON COUNTY, N.Y.
WITNESSED BY ME
BOOK 416 PAGE 199

DENNIS M. RINGER
NOTARY PUBLIC
STATE OF NEW YORK
COUNTY OF WASHINGTON
MY COM. EXPIRES MARCH 30, 1970

Leo O'Donnell, Gordon L. Hall, Audrey B. Hall