Abstract of Title of Dr. Robert J. Carroll - Sept 1895

Abstract of Title to the lot of Dr. Robert J. Carroll situated on the corner of West Market Street and Linden Avenue in the Village of Red Hook, N.Y. being a part of the Wm Chamberlain Farm the title as shown by the Dutchess County Records.

1.

David Van Sefsfraife W. Deed May 1, 1815 - cons [?] \$26,875.50

То

Stephen J. Brinckerhoff Recorded Sept 17, 1816 - 5pm - Liber 25 - p - 576.

Conveys 364 acres + also 10 acres in Red Hook, NY

2.

Stephen J. Brinckenhoff surfe W. Deed July 3rd, 1822 - cons [?] \$25,970

То

Arthur Smith Rec Janry 4 1832 - 4pm. - Liber 29 - p - 114

Conveys the same 364 acres + 10 acres.

3.

Arthur Smith + wife W. Deed May 6, 1825 - cons [?] \$17,500

То

Tobias Teller Rec May 9, 1825, 1:30pm - Liber 33 - p - 277

Conveys the same 364 acres + 10 acres

4.

Tobias Teller + wife Mortgage June 9 1840 - cons [?] \$4000.00

To

Henry Staats_WmB Platt + J.D. Bonesteel Rec June 9, 1840 Liber 53 - p. 205

Conveys the same premises

This mortgage was duly foreclosed in Chancery by filing a **Lis Pendens** Aug 28, 1840 and a Decree of foreclosure duly entered [?] in said action in which action all the parties to other mortgages which were on the premises - were made parties and then supective [?] Liens on these premises were paid and satisfied.

5.

Seward Barculo Master in Chaucery-Tobias Teller Mortage foreclosure

Master Deed cons [?] \$34,182 - May 1, 1841

То

William Chamberlain Rec May 1, 1841 - 20 [?] PM / Liber 70 - p. 263

[xc?]

Conveys to same 364 acres in Red Hook + also the same 10 acres + also 52 acres - all in Red Hook, NY

William Chamberlain owned and occupied these lands from 1841 to 1875 when he died there; bearing a Last Will + Testament and devising these Lands to his Son William L. Chamberlain, who died in 1880 leaving a Last Will + Testament and appointing his wife, Mary Broadhurst-Chamberlain - Theodore Timpson and Frank Phelps executive + Executors thereof with full power to sell and convey all these lands.

6

Mary Bradhurst Chamberlain as Extr Executor Deed June 7, 1882 cons [?] \$21,500

Theodore Timpson + Frank Phelps as Exrs [?]

Of the Last Will + Testament of Rec July 25, 1882 10am [?]

William L. Chamberlain Liber 210 - p - 14

To

Fordham Morris

Conveys 130 acres, 2 acres [?] + 26 parches [or parcels?] of land in Red Hook being a part of the before mentioned 436 acres + 10 acres - of which 10 acres the lot of Dr. Robert J. Carroll is a part -

7.

Fordham Morris + Wife Deed July 18, 1882

To cons [?] \$21,500

Mary Hasbrouek Timpson Rec July 25, 1882 - 10am / Liber 210 - p - 157

Conveys the same 130 acres as last above -

8.

Mary H. Timpson + husband W. Deed Oct 4, 1894

To cons [?] \$600

Robert J. Carroll Rec. Nov 14th, 1894, 2:10pm

Liber 277 - p - 157

Conveys all that tract or parcel of land situate in Red Hook bounded by a line beginning at a point in the southerly line of West Market Street, which point is the Southwesternly corner of the land heretofore sold by the said Mary H Timpson to George Aucoek; and running thence westerly along the said southerly line of West Market Street one hundred + twenty three feet 9 inches to the paint of intersection of the said southerly line of west market street until the Easterly line of Linden Avenue; thence northerly along the said easterly line o said Linden Avenue 205 1/2 feet to a point; thence Easterly in a straight line and parallel with the said Southerly line of West Market street 175 feet to a point; there southerly in a line at a right angle to the last line 200 feet to the place of beginning. Together with all the [unintelligible] title + interest of the parties of the first part, in the one half of that portion of saw west market st., which his in front of the above described premises, + together with all the right title + interest of the parties of the first part in the one half of said Linden Avenue, which lies in front of the westerly boundary of the said premises -

9.

Mary H. Timpson + Husband Mortgage May 19, 1891
To Cons [?] \$15,000

Vassar [?] College Rec June 1, 1891 - 10:34am

Liber 211 - p - 324

Convey the same 130 acres including the 10 acres of which the Carroll Lot is a part

10.

Vassar [?] College Release of Mortage premises Oct 4, 1894

To Cons [?] \$1

Mary H. Timpson Rec Oct 11, 1894 - 10:30am Liber 276 of deeds - p - 355 -

Releases 118 feet 9 inches on West Market Street, 205 1/2 feet on Linden Avenue in Red Hook from the Vassar College Mortgage - Vassar College by another Release connects the former

Release of this property by making its lease 123 feet 9 inches on West Market St. (instead of only 118 ft + 9 inches) this being the exact size of the R. J. Carroll Lot -

The title to this property is perfect all the former mortgages having been duly cancelled and discharged.

 12.
 Robert J. Carroll + wife
 Mortgage Sept 1895

 To
 Cons [?] \$2000

 Rhinebeck Savings Bank
 Rec Sept ____ 1895

 Liber _____ p ___

Conveys the same lot on the corner of West Market St. + Linden Avenue in Red Hook NY - as fully described in No. 8 of this abstract -

There are no liens affecting this property by Mortage Judgment or otherwise; the title is found to be perfect from 1815, and it is believed that this Lot of 123 ft 9in by 205 1/2 feet with a splendid newly erected House and barn thereon, is a good and sufficient security to the Rhinebeck Savings Bank for the loan of \$2000, which is the first and only lien upon it.

Dated Sept ____ 1895.

J. G. W???eaty - Atty-