

# This Indenture

Made the first day of July, Nineteen  
Hundred and thirty five,

Between AGNES L. LOSEE (widow), of the hamlet of Upper Red Hook,  
Town of Red Hook, County of Dutchess, and State of New York,

part y of the first part, and  
ROSALIE F. LOSEE, of the hamlet of Upper Red Hook, Town of  
Red Hook, County of Dutchess, and State of New York,

part y of the second part,  
Witnesseth, that the part y of the first part, in consideration of  
One Dollar ,  
(\$1.00 ) lawful money of the United States,

paid by the party of the second part, do  
hereby grant and release unto the part y of the second part, her heirs,

and assigns forever, ALL that certain piece, or parcel  
of land, situated, lying and being in the hamlet of Upper Red Hook,  
in the Town of Red Hook, County of Dutchess, and State of New York,  
bounded and described as follows:- viz;- Beginning at a point in the  
N.W. corner of a certain lot conveyed by John P. Wheeler, et. al., to  
John E. Losee, in the year 1862, from which point the N.W. corner of the  
foundation wall of the brick dwelling house on the said lot bears  
S. 90°, 35', E., 48.18 feet distant, and running thence per magnetic merid-  
ian along the easterly side of the road leading from Upper Red Hook  
to Cokertown N. 66°, 56', E., 42.43 feet to a point on the easterly side  
of a maple tree 16 inches in diameter, standing on the easterly side  
of the said road, and on the northerly side of the driveway; thence  
S. 22°, 06', E., 81.6 feet to the original north line of the said lot  
acquired by Dr. John E. Losee in 1862; thence along the said north  
line, N. 49°, 50', W., 91.2 feet to the place of beginning; containing  
0.039 of an acre of land. Being a triangular piece of land surveyed



from the S.W.corner of a certain lot conveyed by Harvey Losee, and  
Rosalie F.Losee to Edwin K.Losee, and Agnes L.Losee in the year 1918,  
by deed recorded in the Dutchess County Clerk's Office in Liber 402,  
at Page 225,&. *as*

Surveyed June 28th and 29th, 1935 for Agnes L.Losee, et.al., by Frank  
L.Teal, Civil Engineer and Land Surveyor of Rhinebeck, N.Y.



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

**To have and to hold** the premises herein granted unto the part y of the second part, her heirs, and assigns forever,

**And** said

AGNES L. LOSEE,

covenant s as follows :

**First.** — That said

AGNES L. LOSEE,

is seized of said premises in fee simple, and has good right to convey the same;

**Second.** — That the part y of the second part shall quietly enjoy the said premises;

**Third.** — That the said premises are free from incumbrances

**Fourth.** — That the part y of the first part will execute or procure any further necessary assurance of the title to said premises ;

**Fifth.** — That the said

AGNES L. LOSEE,

will forever **warrant** the title to said premises.

**In Witness Whereof,** The part y of the first has hereunto set her hand and seal the day and year first above written.

IN PRESENCE OF

William S. Massouneau

Agnes L. Losee [L.S.]

\_\_\_\_\_ [L.S.]

\_\_\_\_\_ [L.S.]

\_\_\_\_\_ [L.S.]



11-E  
not used  
14



FULL COVENANT

AGNES L. LOSEE

TO

ROSALIE F. LOSEE

Dated, July 1<sup>st</sup>, 19 35.

STATE OF NEW YORK,

County of Dutchess ss.

Recorded on the 28th day

of March, 19 45, at 11:49

o'clock, A M., in Liber 624

of Deeds, at page 151 and

examined.

FREDERIC A. SMITH, Clerk

H. Hammond, Deputy Clerk

Clerk.

Chas. E. Houghtaling, Publisher, Albany, N. Y.

1945	FILE NO.	5-91
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DUTCHESS COUNTY  
NEW YORK  
MAR 28 11 49 AM '45  
COUNTY CLERK'S  
OFFICE

Page  
w.m. J. Wadell  
Red Hook, N.Y.

State of New York,  
COUNTY OF DUTCHESS  
TOWN OF RED HOOK  
On this four day of July, in the year One  
thousand nine hundred and thirty five, before me, the subscriber, personally appeared  
AGNES L. LOSEE  
to me personally known and known to me to be the same person described in and who executed the  
foregoing instrument, and s he duly acknowledged to me that she executed the same.  
Notary Public.