

LIBER 779 PAGE 297
This Indenture,

Made the 14th day of July Nineteen Hundred and fifty-one

Between CHARLES W. COON residing at Red Hook, Dutchess County, New York,

part y of the first part, and
GEORGE A. COON and FRIEDA M. COON, his wife, of the same place,

part ies of the second part,
~~Witnesseth~~ that the part y of the first part, in consideration of
ONE HUNDRED- - - - - Dollars
(\$ 100.00) lawful money of the United States, and other good and
valuable consideration paid by the part ies of the second part,
do es hereby grant and release unto the parties of the second part, their heirs
and assigns forever, all that tract or parcel of land

situated in the Town of Red Hook, County of Dutchess and State of New York, bounded and described as follows:

On the south by the Highway leading to Rock City, on the west and north by lands of Lewis Teator, on the east by the highway, containing about 2½ acres, be the same more or less and for a further description reference is made to a deed made by Peter Troy and wife, dated May 1st, 1867, recorded in Liber 140 page 267 of the records of the Clerk of the County of Dutchess.

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 ies of the second part, their heirs and assigns forever.

And said party of the first part

covenants as follows:

First. That said party of the first part is

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

Second. That the part ies 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 said party of the first part

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

Sixth. That 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 part y of the first part has hereunto set his hand and seal the day and year first above written.

In Presence of



Charles W. Boon L.S.

L.S.

L.S.

L.S.

Deed

FULL COVENANT WITH LIEN COVENANT

CHARLES W. COON

TO

✓
GEORGE A. COON and FRIEDA M.
COON, his wife

Dated, July 14th, 1951.

STATE OF NEW YORK

County of Dutchess ss.

RECORDED ON THE
20 day of July A.D. 1951
at 11:41 o'clock A.M.
in LIBER 779 of DEEDS
at PAGE 297 and examined
Silas Frazer

CLERK

R + R -

SILAS FRAZER
ATTORNEY AT LAW
54 MARKET STREET
POUGHKEEPSIE, N. Y.

State of New York }
County of DUTCHESS } ss..
CITY of POUGHKEEPSIE }

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On this
fifty-one

14th

day of July Nineteen Hundred and
before me, the subscriber, personally appeared

CHARLES W. COON

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

Silas Frazer

SILAS FRAZER
NOTARY PUBLIC, OF NEW YORK STATE
RESIDING IN DUTCHESS COUNTY
COMMISSION EXPIRES MARCH 30, 1953.

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| FILED | 1-20-51 |
| cmg | |

DUTCHESS COUNTY
NEW YORK
JUL 20 11 51 AM '51
COUNTY CLERK'S
OFFICE