

The premises under examination are described as follows:-

All that tract or parcel of land situated in said town of Red Hook, and bounded by a line Beginning at a point in the northerly line of West Market Street, which point is the south westerly corner of the land heretofore sold by the said Mary H. Timpson to George Aucock, and running thence westerly along the said northerly line of West Market Street, 123 feet 9 inches to the point of intersection of the said northerly line of West Market Street, with the easterly line of Linden Avenue, and thence northerly along said easterly line of said Linden Avenue, 205 1/2 feet to a point, and thence easterly in a straight line and parallel with the said northerly line of West Market Street, 175 feet to a point and thence southerly in a line at right angles to the last 200 feet to the place of beginning,

Together with all the right, title and interest of the said parties of the first part in the one half of that portion of said West Market Street, which lies in front of the above described premises, and together with all the right and title of the said parties of the first part in the one-half of said Linden Avenue which lies in front of the westerly boundary of said premises.

COVENANTS free and clear of all encumbrances except as to the right of the public in and to the use of one half of each of the portions of said streets above shown to be in front of the said premises.

The premises under examination were for a number of years prior to the death of William Chamberlain, owned by him and for the purpose of commencing this abstract, it is assumed that the title held by him at the time of his death was a good and marketable one.

The Probate Proceedings upon his estate are as follows:

SURROGATE'S COURT-DUTCHESS COUNTY.

In the Matter of the Last Will and Testament

of

WILLIAM CHAMBERLAIN,

Deceased.

Inst.
#1

Petition by William L. Chamberlain, dated May 22nd, 1875, shows deceased died May 12, 1875, leaving a will dated January 14, 1863, and leaving him surviving:

William L. Chamberlain, petitioner, only son,
Mary Chamberlain, daughter.

Personal estate, \$40000000 Citation duly waived by Mary C. Chamberlain, daughter.

The will is recorded in Liber 3, page 291. After making various bequests which do not apply to the real estate, it is as follows:

"3d. All the rest, residue and remainder of my estate both real and personal, and of every nature and kind and where-soever howsoever situated, I give, devise and bequeath unto my only surviving son, William L. Chamberlain."

Lastly, appoints his son William L. Chamberlain, Executor. Letters testamentary issued to William L. Chamberlain, on June 1, 1875, recorded Liber 16, page 674. Will admitted to probate on June 1st, 1875, Liber 17, page 611.

The Estate appears to have been settled. The Will is recorded in the Dutchess County Clerk's Office, Liber 180, page 8 of Deeds.

Premises under examination with other lands thus passed to the son William L. Chamberlain, who died owning same.

The proceedings as to his estate are as follows:-

SURROGATE'S COURT--DUTCHESS COUNTY.

In the matter of the Last Will and Testament of

William L. Chamberlain,
Deceased.

Ins. #2

Petition by Theodore Timpson, Executor, dated August 25, 1880, shows deceased died on August 20, 1880, leaving a Will and leaving him surviving:

William Chamberlain, Son, age 15 years.
Alice Chamberlain, daughter, age 11 years.
Julia R. Chamberlain, daughter, age 8 years,
Howard Chamberlain, son, age 3 years,
Mary Bradhurst Chamberlain, his widow..

Citation issued August 26, 1880, returnable September 16, 1880, to all parties above, all parties duly served.

Guardian appointed for all the infants.

The will appointed Mary Bradhurst Chamberlain, Theodore Timpson and Frank Phelps, Executors. The will makes an annual provision for the widow to be in lieu of Dower.

The fifth clause in part is as follows:

"I give unto them (meaning the Executors) full power and authority to grant, sell and convey all and singular my real estate wheresoever situated for cash or partly for cash and partly for credit.**** I direct them to sell and convey all such real estate as shall be situated in the County of Dutchess **** within two years next after the date of probate of my will."

The will was admitted to probate September 18, 1880,
Liber 6, page 567.

Decree admitting Will to probate granted September 16, 1880, Liber 20, page 277, and again by later Decree, on January 7, 1881, Liber 20 page 345.

The will is recorded in Liber 202, page 278, in the Dutchess County Clerk's Office.

The widow in order to show that she accepted the provisions made for her in lieu of dower, executed the following:

-----x		
Declaration of Intention)	DECLARATION OF INTENTION
)	Dated, June 4, 1881
)	Ack. June 4, 1881
" #3 of)	Rec. June 18th, 1881
)	Liber 205 page 533.
Mary Bradhurst Chamberlain)	Cons.
-----x*		

I, MARY BRADHURST CHAMBERLAIN, widow of William L. Chamberlain, have elected and by these presents do elect in lieu of all dower or thirds and right of dower or thirds and of other interest in and to or claims upon or against the estate real and personal of my said deceased husband, to accept, take and receive the legacies, annuities and provisions in the Last Will And Testament of my said deceased husband, directed to be paid unto me and for me provided, which will was admitted to probate by the Dutchess County Surrogate, September 10, 1880.

-----x
Mary Bradhurst Chamberlain as Execu-
trix, Theodore Timpson and Frank
Phelps, as Executors of the Last
Will and Testament of William L.
Chamberlain, Deceased,

EXECUTORS DEED.

Dated, June 7, 1882
Ack. July 24, 1882
Rec. July 25, 1882
Liber 210, page 147
Cons. \$21,500.

Inst.
#4

to

Fordham Morris

CONVEYS:

Premises by same description as deed, Morris to Timpson
below.

-----x
Fordham Morris and Annie L., his
wife,

DEED

Covenant vs. Grantor
Dated, July 18, 1882
Ack. July 18, 1882
Rec. July 25, 1882
Liber 210, page 151
Cons. \$21,500.

Inst.
#5

to

Mary Hasbrouck Timpson, wife of
Theodore Timpson.

CONVEYS:

All that certain farm of land situated in the Town of
Red Hook, bounded and described as follows:

BEGINNING at the north westerly corner of said tract
at a point bearing from a big white oak tree, three feet in
diameter, south 80 1/4° East 1 chain 17 links and running
thence as the magnetic needle pointed September 20, 1876,
south 80 1/4° East 1 chain 47 links; thence south 75° east
7 chains 96 links to a point 4 feet southerly from a big
hickory tree and 40 links north of the Saw Kill (at 5 chains
on this course crossing said Kill); thence south 54 1/2° east
1 chain 1 link; thence south 36 3/4° east 2 chains; thence

south 52° east 2 chains-59 links to a point in the center of
 the highway on the north end of bridge across said Kill; thence
 upon the bridge to the center of the stream South 3° East 40
 links; thence along said stream as it meanders to the lands
 of Edgar Traver, being the north easterly corner of this farm,
 and the north westerly corner of said Travers lands; thence
 along said Travers lands, south $54\frac{1}{2}^{\circ}$ east ^{1 chain} 83 links; thence
 south $36\frac{3}{4}^{\circ}$ east 6 chains 32 links to a cedar fence post,
 standing in the west bounds of said Travers and Edgar Martin's
 lands; thence along said Martin's lands, South 36° west 7
 chains 60 links, thence south $37\frac{1}{2}^{\circ}$ west 11 chains 43 links
 to a cedar corner post; thence south $53\frac{1}{4}^{\circ}$ east 8 chains
 19 links to the end of a stone wall; and thence along the same
 south $28^{\circ} 55'$ west 7 chains 90 links; thence south $27\frac{1}{2}^{\circ}$
 West 3 chains 32 links (at this point wild cherry tree
 stands 8 links east of the fence); thence south 30° west 2 chains
 78 links; thence south $35\frac{1}{4}^{\circ}$ west 8 chains 40 links to the
 center of the said street or highway from Lower Red Hook
 Village to Barrytown Station, being the north east corner of
 the farm hereby conveyed; thence along said street north 55°
 west 12 chains 46 links thence north $66\frac{1}{4}^{\circ}$ west 1 chain
 84 links to the intersection of streets; thence running south-
 erly along the center of the northerly and southerly inter-
 secting Street, and including a lot on the south side of said
 highway leading to Barrytown as the magnetic needle pointed
 April 20, 1881, south $27\frac{1}{3}^{\circ}$ west 8 chains 2 links; thence
 northerly $62\frac{1}{3}^{\circ}$ west 3 chains 43 links; thence south $27\frac{3}{4}^{\circ}$
 west 2 chains 45 links; thence north $56\frac{1}{2}^{\circ}$ west 12 chains
 87 links; thence north $37\frac{1}{4}^{\circ}$ east 7 chains-43 links to the cen-

ter of said highway leading to Barrytown; thence along the same south 71 3/4° east 1 chain 46 links to a point where the division line between farms "A" and "B" are shown on the map hereinafter mentioned, intersecting the center line of said highway to Barfytown; thence along said division line North 14 1/3° east 38 chains 65 links to the place of beginning.

CONTAINING 130 acres, 2 roods and 26 perches of land, Being farm "A" on Map in the Dutchess County Clerk's Office.

Inst.
#6

-----x
 Mary Hasbrouck Timpson, and
 Theodore Timpson,
 to
 VASSAR COLLEGE
 -----x

MORTGAGE.

Dated May 19, 1891.
 Ack. May 28, 1891.
 Rec. June 1, 1891
 Liber 211, page 324
 Cons. \$15,000.

MORTGAGES:

Premises conveyed to her by Fordham Morris, and recorded in Liber 210, page 15.

Inst.
#7

-----x
 Vassar College
 to
 Mary H. Timpson, for the
 benefit of Robert J. Carroll.
 -----x

RELEASE OF MORTGAGE

Dated, October 4, 1894
 Ack. October 11, 1894
 Rec. October 11, 1894
 Liber 276 page 355.

RELEASES:

Premises 118' 9" on West Market Street, and 205 1/2' on Linden Avenue, and being the same premises conveyed by Mary

H. Timpson, to Robert J. Carroll, by deed of even date herewith and to which reference is made to the meets and bounds of the premises released.

The above release did not cover all the premises which Dr. Carroll purchased and subsequently a further release was given.

Inst.
8

Vassar College

to

Mary Hasbrouck Timpson

RELEASE OF MORTGAGE

Dated,

Ack. October 27, 1894

Rec. November 14, 1894

RECITES: "Vassar College correcting its release dated October 4, 1894, and recorded Liber 276, of deeds, page 355, hereby declares that the premises therein released should be described as intended by such release as having a frontage upon West Market Street, of 123' 9" instead of 118'-9" as erroneously expressed in said release.

Inst.
#9

Mary Hasbrouck Timpson and
Theodore Timpson, her husband.

to

Robert J. Carroll.

WARRANTY DEED.

Dated, October 4, 1894.

Ack. October 29, 1894

Rec. November 14, 1894

Liber 277, page 151.

Cons. \$600.

CONVEYS:

Premises by same description as on first page of this abstract.

SURROGATE'S COURT--DUTCHESS COUNTY

In the Matter of the Last Will and
Testament

Inst.
#10

of

Robert J. Carroll,

Deceased.

Will is recorded in Liber 19, page 343.

Petition by Angeline Carroll, Executrix, dated
June 28, 1911, filed July 6th, 1911, shows, deceased died
April 23, 1911, leaving a Will dated April 1st, 1911, and
leaving him surviving:

Edgar Carroll, Brother,
William Carroll, brother,
Nat. Carroll, brother,
Margaret J. Carroll, Sister,
Lizzie Carroll, Sister,
Thomas J. Carroll, nephew,
William J. Carroll; nephew
Mary E. Carroll, niece,
James Edgar Carroll, nephew.
Clarence H. Carroll, nephew.

Of the above, the following were infants, James
Edgar, aged seventeen years, Clarence H., aged fourteen years,
both non residents.

Estate consists of \$5000 real property, and \$500
personal.

Citation issued July 6th, 1911, to all the above,
returnable September 13th, 1911. Order of publication
granted to serve on all the above named.

Second order of publication granted September 31st,
1911, returnable November 14, 1911.

Citation again issued September 31st, returnable
November 14. Those not served by publication were served
personally out of the state.

F. E. Ackerman was appointed Guardian for both infants on September 12, 1911. Decree admitting Will to probate granted November 14, 1911.

The will in part is as follows:

"I give, devise and bequeath all of my estate and property, of every kind and description, real and personal, unto my wife, Angeline Car^{roll}/her heire and assigns absolutely, forever, and I do hereby nominate, constitute and appoint my said wife, Angeline Car^{roll}/Executrix of this my Last Will and Testament, and I authorize and empower her to sell and convey any and all of my real estate whenever she may deem it advisable to do so, and to execute to the purchaser a good and sufficient deed thereof." Petition for judicial settlement granted October

Petition for the appointment of Transfer Tax Appraiser
Petition for final judicial settlement and decree
filed March 11, 1914./granted April 6, 1914, the attorney for the transfer Tax Appraiser appeared on the final accounting, and the decree contains a statement that there is no tax.

The account shows on hand, \$510, and owes, \$1941, leaving a deficit of \$1941, and decree shows the same.

The decree provides that "out of the devise in her hands, to wit, 3700" she pay the expenses of the accounting.

No vouchers of any kind filed.

Letters testamentary issued November 14, 1911, Liber 33, page 198. No order to advertise for claims.

Attached hereto is original affidavit of Angeline Carroll, showing that the deficit mentioned in the probate proceedings above has been paid and there are no outstanding bills against the estate.

Inet.
#11

ANGELINE CARROLL

TO

WILLIAM H. BOICE

Village of Red
FULL COVENANT WARRANTY DEED
Dated, March 30, 1915.
Ack. March 30, 1915.
Rec. March 31, 1915.
Liber 387 page 260
Cons. \$1000 and other.

CONVEYS:

Premises by same description as on first page of this abstract.

NOTHING FURTHER FOUND.

March 30th, 1915.

Attorney.

Angeline Carroll of the Village of Red Hook, Dutchess County, N.Y., being duly sworn, says that she is the owner of the premises described in the deed this day executed and delivered to William H. Boice in the annexed search, and more particularly described in the

for which this search was made; and the premises therein described have been held by her and preceding owners, from whom title is derived, for the period of twenty years last past and upwards; and that said possession has been peaceable and undisturbed, and that the title has never been disputed or questioned to her knowledge; nor does deponent know anything by reason of which said possession or title may be disputed or questioned, or by reason of which any claim to any part of said property or to any undivided interest therein, adverse to deponent, might be set up or made; that the said premises are free and clear from all incumbrances of every name and nature whatsoever, recorded or unrecorded, except

which said search now shows

Deponent further says, that there is no judgment against her unpaid or unsatisfied of record docketed in the office of the Clerk of the County of Dutchess or other County Southern District of the State of New York; that no proceedings in bankruptcy have ever been instituted against her in any court, or before any officer of any State of the United States.

Deponent further says that at this time there are no unpaid taxes or assessments, ordinary or extraordinary, now due or levied upon said premises, except

Deponent further says that she is not at this time a bondsman upon any bond for any collector. Deponent further says that she is now in possession of said premises, which are the same as described in deed to said Boice and she further says that she is a citizen of the United States of the age of 21 years and upwards, and married to

who is the same person who executed said deed with deponent and who is unknown to the age of 21 years

Deponent further says that all the statements and representations in this affidavit contained, are made in order to induce the passing of the title of said premises for consideration to her, to William H. Boice, of the Town of Red Hook, aforesaid, which deed is to be this day delivered. Deponent further states that the deficiency mentioned in the final decree of settlement in the Estate of Robert J. Carroll, deceased, has been paid and that there are now no outstanding bills unpaid of said estate, and that the said estate of Robert J. Carroll owes no debts.

Subscribed and sworn to before me this 30th day of March 1915, and I certify that the contents of the foregoing were fully made known to and understood by deponent, who is known to me to be the person represented herein.

Angeline Carroll

Notary Public.