

LIBER 1877 PAGE 96

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 19th day of October, nineteen hundred and ninety
BETWEEN IRVING A. FRALEIGH and KATHERINE H. FRALEIGH, his wife,
 residing at Route 199, Red Hook,
 New York,

party of the first part, and IRVING A. FRALEIGH and KATHERINE H. FRALEIGH,
 his wife, as tenants in common, residing at Route 199, Red Hook,
 New York

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

-----ONE (\$1.00)----- dollars,

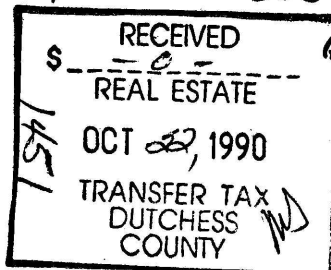
lawful money of the United States, actual consideration paid

by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or
 successors and assigns of the party of the second part forever, an undivided one-half interest
 in and to

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,

lying and being in the Town of Red Hook, County of Dutchess and State of
 New York as more fully described in Schedule A attached hereto.

BEING the same premises conveyed by Fraleigh Farm, Inc. to Irving A.
 Fraleigh and Katherine H. Fraleigh, his wife, as tenants by the
 entirety as to an undivided one-half interest, and to DONALD L.
 FENNER and JANE F. FENNER, his wife, as tenants by the entirety,
 as to an undivided one-half interest, by deed dated December 16,
 1987 and recorded in the Dutchess County Clerk's Office December 17,
 1987 in Liber 1780 of Deeds at page 696.



DUTCHESS COUNTY CLERK'S OFFICE
 RECEIVED ON THE 22 DAY OF Oct, 1990
 AT 2 H 20 M. P. M. RECORDED IN
 BOOK No 1877 OF deeds
 AT PAGE 96 AND EXAMINED

William R. Stinkens CLERK

Affidavit Filed #6-

90 OCT 22 PM 2:20

DUTCHESS COUNTY
 CLERK'S OFFICE
 RECEIVED

096

that certain piece or parcel of land situate, lying and being in the Town of Red Hook, County of Dutchess and State of New York which in a deed from Philip Fraleigh and Anna Fraleigh, his wife, to Peter H. Fraleigh recorded in the Dutchess County Clerk's Office April 5, 1852 in Liber 96 of Deeds, page 46 is bounded and described as follows:

"ALL that certain farm, piece or parcel of land situate in the Town of Red Hook aforesaid and bounded and described as follows:

BEGINNING at the northeast corner of farm or lot and running thence along the Lochskill South 50° 15' west 3 chs. 47 lks; thence south 86° west 1 ch. 37 lks; thence north 70° 15' west 1 ch. 9 lks; thence south 46° west 1 ch. 96 lks; thence south 82° 30' west 1 chain; thence south 68° 30' west 2 ch. 42 lks; thence south 1° 45' west 1 ch. 76 lks; thence south 76° 15' west 1 ch. 11 lks; thence south 34° 45' west 6 ch. 2 lks; thence south 65° 15' west 1 ch. 74 lks; thence north 88° west 3 chs. 44 lks; thence south 40° 15' west 3 chs. 74 lks; thence north 63° west 2 chs. 22 lks; thence north 41° 45' west 1 ch. 95 lks; thence north 60° west 1 ch. 79 lks; thence south 87° west 1 ch. 72 lks; thence north 86° west 2 chs. 12 lks; thence north 35° west 1 ch. 50 lks; thence north 72° west 1 ch. 61 lks; thence north 39° 30' west 1 chain to the southwest corner; thence along the road north 2° west 13 chs. 14 lks; thence north 8° east 1 chain; thence north 16° east 3 chs. 31 lks; thence north 14° 30' east 3 chs. 4 lks; thence north 12° 15' west 3 chs. 32 lks; thence north 16° west 3 chs. 50 lks to northwest corner of said farm; thence south 89° 15' east 13 chs. 33 lks; thence north 88° 45' east 1 ch. 52 lks to a hickory tree; thence north 81° 45' east 5 chs. 78 lks to a hickory sapling marked on Philip Allendorf's fence and being said Allendorf's southwest corner; thence south 36° 15' east 1 ch. 85 lks; thence south 29° east 1 ch. 19 lks; thence south 49° east 2 chains; thence south 44° 45' east 20 chs. 50 lks to place of beginning. CONTAINING 82 acres more or less."

ALSO ALL that certain piece or parcel of land, situate, lying and being in the Town of Red Hook, County of Dutchess and State of New York which in a deed from Nicholas D. Pulver and Polly Pulver, his wife, to Peter H. Fraleigh recorded in the Dutchess County Clerk's Office May 5, 1842 in Liber 73 of Deeds, page 203 is bounded and described as follows:

"ALL that certain piece or parcel of land situate lying and being in the Town of Red Hook aforesaid bounded and described as follows:

BEGINNING at a stake set in the westerly bounds of this lot upon the Northeasterly bounds of the Sawkill and running from thence South 43 deg. east 1 ch. 28 lks following the creek; thence south 27 deg. 30 minutes east three chains 9 lks along the same; thence south 76 deg. 45 minutes east 2 chs. 54 lks along the same; thence south 49 deg. 30 minutes east 70 lks along same; thence south 5 degrees east 1 ch. 68 lks along same; thence south 1 deg. 30 minutes west 1 ch. 26 lks along same; thence south 43 deg. 30 minutes east 4 chs. 29 lks along same; thence south 32 deg. 45 minutes east 5 chs. 57 lks along same; thence south 51 deg. 15 minutes east 3 chs. along same; thence south 41 deg. 30 minutes east 2 chs. 10 lks along same; thence north 70 deg. 45 minutes east 5 chs. 20 lks along same; thence north 89 deg. 45 minutes east 1 ch. 48 lks along the same to Jacob Van Steenburgh lands; thence North 9 deg. 30 minutes east 7 chs. 74 lks following said Van Steenburgh lot to an elm tree west side of the road; thence North 1 deg. 30 minutes east 2 chs. 21 lks along west side of said road; thence north 7 deg. east 1 ch. 15 lks along the same road; thence north 17 deg. 45 minutes east 5 chs. 39 lks along said road; thence north 5 deg. 45 minutes east 2 chs. 8 lks along said road; thence North 12 deg. West 9 chs. 29 lks along said road to a stake set; thence south 71 deg. 15 minutes west 15 chs along stone wall; thence south 71 deg. 30 minutes west 3 chs. 51 lks; thence south 52 deg. 45 minutes west 1 ch. 5 lks; thence south 42 deg. west 5 chs. 20 lks to the place of beginning. Containing 41 acres 3 rood and 30 perches of land. Bounded northwestwardly by the party of the first part easterly by the aforesaid road and Van Steenburgh and southwardly by the Sawkill as it now runs."

ALSO ALL that certain piece or parcel of land, situate, lying and being in the Town of Red Hook, County of Dutchess and State of New York which in a deed from Edgar S. Traver and Catherine E. Traver, his wife, recorded in the Dutchess County Clerk's Office April 7, 1884 in Liber 216 of Deeds, page 365 is bounded and described as follows:

"ALL that certain farm of land in said town known as the Traver farm lying east from Red Hook Village, bounded and described as follows:

East by lands of P. H. Fraleigh, I. W. Fraleigh and P. Cotting, south by lands of P. Cotting and Mrs. Stall, west by lands of Mrs. Stall, heirs of H. Coon, E. Martin and B. B. Hoffman, north by lands of B. B. Hoffman heirs of H. Coon and P. H. Fraleigh, said farm containing one hundred and twenty acres be the same more or less. Saving or reserving out of said farm the lot now used for schoolhouse, the said lot reverting back to said farm when it shall cease to be used for school purposes."

ALSO ALL that certain piece or parcel of land situate, lying and being in the Town of Red Hook, County of Dutchess and State of New York which in a deed from Adella M. Fraleigh and Matthew V. B. Schryver, Executors under the Will of Richard E. Fraleigh, deceased, to Irving P. Fraleigh recorded in the Dutchess County Clerk's Office October 10, 1918 in Liber 403 of Deeds, page 385 is bounded and described as follows:

"ALL that tract or parcel of land situate in the Town of Red Hook, County of Dutchess, which in a certain conveyance made by Jacob N. Fraleigh and wife to Richard E. Fraleigh dated April 10, 1886, recorded May 27th, 1886 in Liber 225, page 562, was described as follows:

ALL that certain farm of land situated, lying and being in the said town of Red Hook, butted, bounded and described as follows, viz: The whole being part of a patent granted the third of October, 1685 to Coll. Peter Schuyler, and the right and title in the year 1735 in Henry Beekman, the principal land lying in a fork of two branches that makes the kill called Sagh Kill. BEGINNING (on a supposed line that runs from the Meadow called Schuyler's Fly to Wawaragkomeik) on the north side of the south branch of said Sagh Kill by a marked tree from thence north 59 degrees east thirty chains; thence north 34 degrees east twenty-two chains; thence north thirty eight degrees thirty minutes west twenty three chains to the other or northerly branch called Long Laks Kill; thence down the same south 59 degrees west forty and 6 chains; thence south seventy one degrees west thirteen chains; thence south twelve degrees 30 minutes west seven chains and thirty links; thence south sixty two degrees thirty minutes east thirty three chains to the first station. C ontaining one hundred and sixty six acres more or less, as the same is described in an indenture of lease thereof made by Henry Beekman to Andries Wederwax bearing date the 25th day of March, A. D. one thousand seven hundred and thirty five, and being the same farm conveyed to the said Jacob N. Fraleigh by George Fraleigh and Catharine, his wife by their deed of date of the 27th day of April, 1842, recorded in the Clerk's Office of Dutchess County, June 11th, 1842, in Liber 73 of Deeds, pages 530, 531 and 532.

EXCEPTING, however, about one half acre of land sold by Richard E. Fraleigh and wife to Village of Red Hook by deed dated May 1st, 1896, recorded May 4, 1896 in Liber 285, page 315, reference to which is hereby made for a full description."

ALSO ALL that certain piece or parcel of land, situate, lying and being in the Town of Red Hook, County of Dutchess and State of New York which in a deed from the Trustees of the New York, New Haven Railroad Company and the Hartford and Connecticut Western Railroad Company to Irving P. Fraleigh, recorded in the Dutchess County Clerk's Office July 17, 1939 in Liber 575 of Deeds, page 418 is bounded and described as follows:

"ALL that certain piece or parcel of land situate, lying and being in the TOWN OF RED HOOK, County of Dutchess and State of New York, being a portion of the abandoned right of way of the Hartford and Connecticut Western Railroad leading from Connecticut State Line to Rhinecliff, New York, extending from the former division line between land of Elizabeth Allendorf et al. and land of Peter H. Fraleigh et al on the east, crossing the monumented center line of the former railroad at about station 1716+10 in a general westerly direction about 5165 feet to the former division line between land of Edgar L. Traver et al. and land of Henry W. and Elizabeth Coon, crossing said monumented center line at about station 1767+75; containing 8.66 acres more or less.

Being the same premises condemned by the Rhinebeck and Connecticut Railroad Company from Peter H. Fraleigh et al, Final Order of Confirmation being dated May 13, 1872."

ALSO all the right, title and interest which the parties of the first part may have in and to the following parcel of land described as Parcel One in a certain mortgage made and executed by Irving P. Fraleigh and Mary D. Fraleigh to the Federal Land Bank of Springfield recorded in the Dutchess County Clerk's Office in Liber 390 of Mortgages, page 263 bounded and described as follows:

"ALL that certain piece or parcel of land lying and being in the TOWN OF RED HOOK, Dutchess County, New York, bounded and described as follows:

BEGINNING at southeast corner of said lot at a stake set in the ground; thence south 1° west 4.98 chains along the road leading from the new school below Mrs. Millhems on the post road near Jonas Simmons; thence westerly as the fence runs 1.59 chains to a stake and stones; thence north 19° west 5.4 chains to a stake by the side of a ditch; thence along said ditch south 75° east 2.28 chains to place of BEGINNING. CONTAINING one-half ACRE 33 rods. Bounded on the north by lands of David Pulver, on the south by the above named ditch or creek as said lot is described in deed August 14, 1822 by George Cramer and Elizabeth Cramer his wife to Jacob Van Steenberg, said lot is now bounded northerly by lands now of Peter H. Fraleigh, easterly by the highway leading from near Henry Lamberts on the post road and the Salisbury Road, at a point between the residence of said Peter H. Fraleigh and of Edgar L. Traver and southerly by ditch or creek - BEING the same premises described in deed from Elizabeth Van Steenburgh et al to Peter H. Fraleigh by deed dated November 15, 1866."

EXCEPTING AND RESERVING from the premises hereinabove described all those certain parcels heretofore conveyed to others by deeds recorded in the Dutchess County Clerk's Office as follows:

- 1) To Merrick C. Phillips - 31.29 acres - Liber 403 of Deeds, page 386.
- 2) To Melvin Wheeler and Amelia Wheeler, his wife - 1.99 acres - Liber 456 of Deeds, page 445.
- 3) To William Tripp and Alice M. Tripp, his wife - a lot 318 feet by 205 1/2 feet - Liber 491 of Deeds, page 42.
- 4) To School District No. 5 - 1.61 acres - Liber 492 of Deeds, page 300.
- 5) To Village of Red Hook - 0.93 acres - Liber 512 of Deeds, page 38.
- 6) To Anthony Orlich and Sophia Orlich, his wife - 3 parcels of 0.48 acres, 0.37 acres and 1.0 acres respectively - Liber 513 of Deeds, page 252.
- 7) To Homer A. Coon - 2.50 acres - Liber 596 of Deeds, page 79.
- 8) To Paul Scholz - 3/4 acre - Liber 621 of Deeds, page 594.
- 9) To Walter G. Wilken - 1.14 acres - Liber 709 of Deeds, page 165.
- 10) To Percy L. Sherman - 2.962 acres - Liber 756 of Deeds, page 73.
- 11) To George Ochs - 4.61 acres - Liber 774 of Deeds, page 335.

- 12) Gordon M. Hagadorn - 1.5 acres - Liber 779 of Deeds, page 367.
- 13) To Peter Ljutic - 1.0 acre - Liber 859 of Deeds, page 191.
- 14) To Walter A. Cayea - 0.899 acres - Liber 934 of Deeds, page 369 and Liber 934 of Deeds, page 504.
- 15) To Walter A. Cayea - 1.0 acre - Liber 864 of Deeds, page 280.
- 16) To Lawrence W. Hogan - 0.5 acre - Liber 876 of Deeds, page 494.
- 17) To Carl A. Almgreen - 0.899 acres - Liber 894 of Deeds, page 543.
- 18) To Ernest C. Jones - 2 acres - Liber 898 of Deeds, page 116.
- 19) To Howard A. A'Brial - 0.899 acres - Liber 932 of Deeds Page 467.
- 20) To Victor F. Quinn - 1 acre - Liber 976 of Deeds, page 170.
- 21) To Concord Norfolk Corp. - 14.08 acres - Liber 1006 of Deeds, page 199.
- 22) To Concord Norfolk Corp. - 4.874 acres - Liber 1037 of Deeds, page 350.
- 23) To Concord Norfolk Corp. - 13.432 acres - Liber 1058 of Deeds, page 30.

ALSO EXCEPTING AND RESERVING all parcels heretofore conveyed to or acquired by Dutchess County and/or the State of New York for highway purposes.

SUBJECT to easements and rights of way heretofore granted to public utility companies.

FURTHER EXCEPTING AND RESERVING from the premises intended to be conveyed any additional parcels heretofore conveyed to others.

The aforesaid Peter H. Fraleigh died intestate a resident of Dutchess County February 10, 1893 leaving surviving him as his only heir at law and next of kin his son, Irving Fraleigh. Said Irving Fraleigh died intestate a resident of Dutchess County January 13, 1915 leaving surviving him as his only heir at law and next of kin, Irving P. Fraleigh.

Said Irving P. Fraleigh died testate a resident of Dutchess County December 6, 1968 and by the terms of his Will which was duly admitted to probate in the Surrogate's Court of Dutchess County December 19, 1968, the premises hereinabove described were devised to Mary D. Fraleigh, Jane D. Fenner and Irving A. Fraleigh.

SCHEDULE A

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

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 party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part 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.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:


IRVING A. FRALEIGH


KATHERINE H. FRALEIGH