

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

THIS INDENTURE, made the 17^R day of June, nineteen hundred and eighty
BETWEEN THERESA G. DEWEY, residing at Upton Lake Road, Clinton
Corners, New York 12514

party of the first part, and a Not-For-Profit religious corporation
EVANGELICAL FRIENDS CHURCH, INC., /having its place of
business at Main Street, Clinton Corners, New York 12514

party of the second part,
WITNESSETH, that the party of the first part, in consideration of -----
-----TEN-----dollars,

lawful money of the United States, and other good and valuable 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,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,
lying and being in the Towns of Stanford, Washington and Clinton, in the
County of Dutchess, State of New York, bounded and described as
follows:

BEGINNING at a point in the said Town of Clinton, which said point
is on the easterly side of Salt Point Turnpike and which marks
the division line between the within described premises on the
south and lands now or formerly of Racicot on the north;

THENCE along the same and along lands now or formerly of Sherow,
Secor, Margerin and Adams, in part along a wire fence and partly
through lands in the Town of Washington and Stanford, the following
courses and distances: North 32° 00' 30" East 431.22 feet;
Thence on a curve to the left having a radius of 2831.93 feet a
distance of 624.70 feet (crossing into the Town of Washington);
North 19° 22' 10" East 1643.66 feet (crossing into the Town of
Stanford) to lands now or formerly of Burkowske;

THENCE along the same the following courses and distances:
South 79° 17' 35" east 66.76 feet; South 19° 22' 10" West 542.99
feet to a stone wall; thence along the stone wall South 84° 25'
20" East 415.90 feet; North 89° 42' 00" East 32.46 feet; North
69° 00' 00" East 5.94 feet; North 86° 17' East 95.54 feet; North
88° 32' 30" East 84.25 feet; South 89° 38' East 67.05 feet;
North 86° 25' East 118.92 feet and North 87° 56' 30" East 305.67
feet to another stone wall and lands now or formerly of Brooke;
THENCE along the same the following courses and distances (cross-
ing into the Town of Washington): South 05° 08' 40" East 125.92
feet; South 05° 42' 10" East 178.64 feet; South 06° 37' 30" East
124.20 feet; South 81° 20' West 48.18 feet; South 84° 03' West
62.35 feet; South 07° 23' 30" East 115.66 feet; South 05° 52'
40" East 132.80 feet; South 06° 54' East 243.36 feet; South 08°
28' 17" East 120.97 feet to other lands of the Evangelical Friends
Church and another stone wall; thence along the same the follow-
ing courses and distances: South 86° 05' 53" West 71.12 feet;
North 89° 34' 32" West 232.96 feet; South 89° 55' 36" West 267.24
feet; North 86° 52' 50" West 96.23 feet; South 85° 49' 35" West
68.78 feet; South 87° 38' 56" West 159.45 feet; South 88° 47'
28" West 204.22 feet; South 10° 12' 46" West 181.43 feet;

504

LIBER 1537 PAGE 504

RG-D 700321

Miller & Hubin Esqs.
Front Street P.O. Box 133
Millbrook, N.Y. 12545

South 10° 31' 56" West 214.16 feet;
South 11° 40' 22" West 237.59 feet and South 13° 32' 05" West
359.05 feet to lands now or formerly of Budd and a wire fence;
Thence part way along the fence and part way along a stone wall
(crossing into the Town of Clinton) South 85° 05' 16" West
728.87 feet to the easterly side of Salt Point Turnpike; thence
along the same North 11° 39' West 106.65 feet and North 12°
28' West 50.77 feet to the point or place of beginning.

CONTAINING 48.42 acres of land, more or less.

SUBJECT to the right of ingress and egress as set forth in a
deed from Ellison H. Capers and Margaret Van Meter Capers, his
wife, to Shooters Service, Inc., by deed dated May 3, 1962
and recorded in the Dutchess County Clerk's Office on May 3,
1962 in Liber 1018 of deeds at page 115.

Together with all right, title and interest of the grantor,
if any, in and to said highway adjoining the premises to the
center line thereof.

SUBJECT to any state of facts a more accurate survey may disclose.

SUBJECT to zoning restrictions or ordinances imposed by any
governmental body or authority.

Being the same premises conveyed by Shooters Service & Dewey,
Inc., to Theresa G. Dewey, by deed dated September 21, 1976
which deed was recorded in the Dutchess County Clerk's Office
on September 29, 1976 in Liber 1440 of deeds at page 642.

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.

DUTCHESS COUNTY CLERK'S OFFICE
RECEIVED ON THE 17 DAY OF June, 1980
T. 2 H. 40 M. P. M. RECORDED IN
BOOK No. 1537 OF DEEDS
AT PAGE 504 AND EXAMINED
William R. Steinkens CLERK

3799

RECEIVED
\$ 88.00
REAL ESTATE
JUN 17 1980
TRANSFER TAX
DUTCHESS
COUNTY
6315

10.00
V.F.

DUTCHESS COUNTY
CLERK'S OFFICE
RECEIVED
JUN 17 2 40 PM '80

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:

Theresa G. Dewey
Theresa G. Dewey

STATE OF NEW YORK)
COUNTY OF DUTCHESS) ss:

On the 17 day of June, 1980, before me personally came THERESA G. DEWEY, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that she executed the same.

Herman H. Tietjen
Notary Public

HERMAN H. TIETJEN
NOTARY PUBLIC OF NEW YORK STATE
CERTIFICATE FILED IN DUTCHESS CO.
COMMISSION EXPIRES MARCH 30, 1981
REG. NO. 9830

On the _____ day of _____ 19____, before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF

ss:

On the _____ day of _____ 19____, before me personally came

to me known, who, being by me duly sworn, did depose and say that he resides at No. _____;

that he is the _____ of _____

the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

On the _____ day of _____ 19____, before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF

ss:

On the _____ day of _____ 19____, before me personally came

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. _____;

that he knows _____

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

TITLE INDEXED
RETURNED TO SENDER

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No. RWD 200321

THERESA G. DEWEY

TO

EVANGELICAL FRIENDS CHURCH, INC.

SECTION

BLOCK

LOT

~~CLINTON~~ TOWN CLINTON
STANFORD
WASHINGTON
COUNTY OF DUTCHESS

PAR

RETURN BY MAIL TO:

SUSAN MILLER, ESQ.
MILLER & AUBIN, ESQS.
Front Street, P.O. Box 133
Millbrook, New York
Zip No. 12545

Reserve this space for use of Recording Office.

