

HN 14100
LIBER 2201 PG 540

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY
THIS INDENTURE, made the 17th day of August, nineteen hundred and eighty-one, BETWEEN FRANK CHARLES MILLER, residing at East Road, R. D. #2, Wallkill, New York,

party of the first part, and ROBERT M. BURTON and HARRIET A. BURTON, both husband and wife residing at 97-101 Cedar Avenue, New Windsor, Orange County, New York,

party of the second part,

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

TEN & 00/100 - - - - - (\$10.00) - - - - - 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 Town of Newburgh, County of Orange and State of New York, bounded and described as follows:

BEGINNING at a chisel cross at a stone wall corner, being a corner of lands now or formerly of Joseph Palmerone; thence along a stone wall along lands formerly of Ira Conklin North, 27° 32' East, 103.8 feet to an iron pipe set; thence along a proposed street thru the lands of John A. Snyder and Helen Snyder South 41° 30' East 120 feet to an iron bar set; thence leaving the said street South 50° 16' West, passing over an iron bar at 142.0 feet a total distance of 155.4 feet to a point in a brook; thence along lands of the aforesaid Palmerone North 44° 35' West 56.2 feet to an iron bar set on the southerly bank of the brook; thence North 28° 55' East 65.3 feet to the place of beginning. As surveyed in 1955.

TOGETHER with a right on ingress and egress for all purposes over the proposed street abovementioned from said premises to Stewart Avenue.

SUBJECT, nevertheless, to the following restrictions:

1. That no building shall be erected upon said premises within 40 feet of the southwesterly line of the abovementioned proposed street.

East 50.30 feet along the common boundary between the lands of the parties hereto to the point or place of beginning.

Said excepting being that parcel conveyed by Deed dated August 6th, 1970, by Louis Miller to Ira D. Conklin, Jr., recorded August 7th, 1970 in Liber 1852 of Deeds at Page 679, Orange County Clerk's Office

Said parcel is also described as follows:

Beginning at a point marked by an iron pipe said point being at the most northerly corner of lands, now or formerly Lyman Bates, as described in Deed Liber 1649 at Page 421, and running thence;

- (1) S50°16'00" W 155.40 feet, along said Bates, to a point, thence;
- (2) N44°35'00" W 56.20 feet, along lands now or formerly Joseph Palmerone, as described in Deed Liber 1782 at Page 1050, to a point, thence;
- (3) N28°55'00" E 65.30 feet, along the same, to a point, thence;
- (4) N27°32'00" E 53.50 feet, along lands now or formerly Ira Conklin as described in Deed Liber 1602 at Page 179, to a point, thence;
- (5) N48°30'00" E 46.87 feet, along lands now or formerly Ira Conklin as described in Deed Liber 1852 at Page 679, to a point, thence;
- (6) S41°30'00" E 101.93 feet, along the southwesterly line of Ridgeview Drive, to the point or place of beginning.

Said description being supplied to the party of the first part by the party of the second part from survey made by Ronald A. Washburn L.S. dated July 31, 1981.

Rosa Miller joins in the execution of this deed to dispose of and convey the life estate left to her under the Last Will and Testament of Louis Miller, deceased.

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, as tenants by the entirety.

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.

STATE OF NEW YORK, COUNTY OF ORANGE:

ss:

On the 17th day of August 1981, before me personally came FRANK CHARLES MILLER, of East Road, R. D. #2, Wallkill, New York,

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

[Signature]
Comm exp 3/30/83

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 h name thereto by like order.

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No.

FRANK CHARLES MILLER,

TO

ROBERT M. BURTON and
HARRIET A. BURTON,

STATE OF NEW YORK, COUNTY OF

ss:

On the 17th day of AUGUST 1981, before me personally came ROSA MILLER of *Walden, NY*

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

[Signature]
Notary Public
Comm. Exp
Notary Public, State of New York
Residing in Orange County 83
Commission Expires March 30, 1984

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 h name as witness thereto.

SECTION

BLOCK

LOT

COUNTY OR TOWN

ORANGE

8630
H. Burton 13-

RETURN BY MAIL TO:

STEPHEN P. DUGGAN ESQ
RD 2 TEMPLE HILL RD.
NEW WINGBORO NJ

Zip No. 12876