

DELAWARE COUNTY

COPY OF A DEED

JOHN SANTIC and BESSIE

SANTIC, his wife

-to-

ANDREW GRAY and BERTHA B.

GRAY, his wife

H. M. DeKay, County Clerk.

THIS INDENTURE,

Made the 14th day of February, in the year Nineteen Hundred and Fifty-one

BETWEEN John Santic and Bessie Santic, his wife, as tenants by the entirety, both of the Town of Roxbury, county of Delaware and State of New York, parties of the first part, and Andrew Gray and Bertha B. Gray, his wife, both of the same place, as tenants by the entirety, parties of the second part.

WITNESSETH, that the said parties of the first part, in consideration of One Dollar (\$1.00) lawful money of the United States, paid by the parties of the second part, do hereby grant and release unto the said parties of the second part, their heirs and assigns forever, ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Roxbury, county of Delaware and State of New York, lying in the Great Lot No. 42 of the Hardenburgh Patent and bounded and described as follows:- Beginning at a stake and stones on the Patent line at the northwest corner of Lot No. 210 and running thence along the line on the north side of said lands S. 85 deg. 30' E. 68.92 chains to the northeast corner of Lot No. 210 at the intersection of the

stonewall; thence along the north side of Lot No. 211 in the same course as the first line above mentioned S. 85 deg. 30' E. 53 chains to the northeast corner of Lot No. 211 at a stone pile; thence S. 4 deg. 30' W. 31.77 chains to the southeast corner of Lot No. 211; thence along the same course S. 4 deg. 30' W. 7.50 chains on the east side of Lot No. 218 to a stake and stones, being the southeast corner of the lands hereby conveyed; thence along the south side of said lands through Lot No. 218 N. 85 deg. 30' W. 53 chains to a stone wall on the upper side of the road in front of the dwelling house and on bounds of Lot No. 219; thence S. 4 deg. 30' W. 11 chains to the Patent line running on the east side of Lot No. 219; thence along the Patent line on the west side of Lot No. 219 N. 49 deg. 50' W. 32.75 chains to the northwest corner of Lot No. 219; thence continuing on the Patent line N. 49 deg. 50' W. 52.91 chains to the place of beginning, being and con-[page two]

taining all of Lots Nos. 210, 211, 219 and 39 3/4 acres of land in the north part of Lot No. 218; said lot No. 210 containing 153 acres, Lot No. 211, 168.38 acres, Lot No. 219, 24.6 acres and the whole of said parcel above described containing 386.73 acres of land be the same more or less and the boundaries of the premises above described being surveyed by James J. Smith on April 5th, 1913.

Excepting and reserving from the above grant the rights of the Town of Roxbury for highway purposes, as they now exist.

Being the same premises mentioned and described in a deed from Constant L. Proskine and Josephine H. Proskine, his wife, to John Santic and Bessie Santic, his wife, as tenants by the entirety, which said deed was dated October 27, 1944, and recorded April 11,

1945, in the Delaware County Clerk's office in Book 259 of Deeds, at page 52.

There is, however, excepted and reserved from said premises any and all rights of way heretofore given for extending electric line and telephone line over said premises.

TOGETHER with the appurtenances and all the estate and rights of the parties of the first part in and to the said premises.

TO HAVE AND TO HOLD the above granted premises, unto the said parties of the second part, their heirs and assigns forever.

AND the said John Santic and Bessie Santic parties of the first part, do covenant with the said parties of the second part as follows:

FIRST. -That the parties of the second part shall quietly enjoy the said premises.

SECOND. -That the said John Santic and Bessie Santic parties of the first part will forever WARRANT the title to said premises.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written_

In Presence of

John Santic (L. S.)

Ralph S Ives

Bessie Santic

(\$2.75 U.S.I.R Stamps affixed and duly cancelled.)
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STATE OF NEW YORK)

: SS.:

COUNTY OF DELAWARE)

On this 14th day of February in the year Nineteen Hundred and Fifty-one before me, the subscriber, personally appeared JOHN

SANTIC and BESSIE SANTIC to me known and known to me to be the same persons described in, and who executed the within Instrument, and they duly acknowledged to me that they executed the same_

Ralph S Ives
Notary Public.
Del. Co., State of New York,
Comm. expires March 30, 1951.

Recorded February 19, 1951 at 10:30 A. M. in Liber 310 of Deeds at page 220. Harrison M. DeKay, Clerk.

State of New York, |
Delaware County Clerk's Office | ss.:

I DO HEREBY CERTIFY, That I have compared the preceding copy of a Deed Santic to Gray and the endorsement thereupon, with the original recorded in this office February 19, 1951 and that such copy is a correct transcript therefrom, and of the whole of such original.

IN TESTIMONY WHEREOF, I have caused the seal of the County Court of Said County to be hereunto affixed, this 18 day of April, 1951.

Harrison M. DeKay
County Clerk
Janice[?] B. Ait[??}
Deputy County Clerk