

DELAWARE COUNTY

COPY OF A DEED

ROBERT L. SMITH, Exr. of Last
Will and Testament of Mary A.
Smith, dec'd. and ELLA ARMSTORNG
SMITH

-to-

MICHAEL O'HARE

H. M. DeKay, County Clerk.

THIS INDENTURE, Made the 13th day of August, in the year
Nineteen Hundred and Twentyeight_

BETWEEN ROBERT L. SMITH, of Roxbury, Delaware County and State
of New York, as Executor of the last Will and Testament of Mary A.
Smith, deceased, pursuant to the power of sale of real estate to
him given in and by said last will and testament, and ELLA ARMSTRONG
SMITH, of Roxbury, Delaware County and State of New York, parties
of the first part, and MICHAEL O'HARE, as tenant in common taking
a one-half interest, and JOHN CONLIN and HILDA CONLIN, his wife,
as tenants by this entirety between themselves but taking a one-half
interest together with the aforementioned Michael O'Hare, as
tenants in common, all of Roxbury, Delaware County and State of
New York, 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,
and other valuable considerations 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 THOSE PIECES,

PARCELS AND TRACTS OF LAND, situate in the Town of Roxbury, Delaware County and State of New York, bounded and described as follows:

BEGINNNING at the S. W. corner of the Thomas S. Smith farm, and the corner of the premises in possession of Ina Dean at the center of the cross-road so-called, and running thence in a northerly direction along the bounds of said Smith and Dean premises to the bounds of lands now of John Tyler; thence in an easterly direction along the bounds of said Smith and Tyler farms to the corner of their said farms; thence in a northerly direction along the bounds of said Smith and Tyler farms to the bounds of lands formerly of James Bouton and one time in possession of Tony Buffa; thence in an easterly direction along the bounds of said Smith and Buffa farms to the corner of their said farms; thence in a northerly direction along the bounds of the said Smith and Buffa farms (being the center of the West Settlement Highway) to the N. W. corner of Thomas S. Smith farm at the bounds of the said Buffa farm; thence [page two]

in an easterly direction along the bounds of the said Smith and Buffa Farms to the eastern bounds of the said Thomas S. Smith farm; thence in a southerly direction along the bounds of the said Smith farm (through the woods) to the bounds of lands formerly of Ed Bartram; thence in a westerly direction along the bounds of said Smith farm and the Bartram premises to the center of the West Settlement highway (being the eastern bounds of said Smith farm at this point); thence in a southerly direction along the center of said highway to the southeast corner of said Smith farm, at the intersection of West Settlement Highway and the cross road; thence in a westerly direction along the center of said crossroad, the

bounds of said Smith farm, to the corner of the Dean premises, the point or place of beginning, containing all the lands and premises within the above described bounds, estimated to be 327 acres more or less.

ALSO, ALL THAT OTHER PIECE OR PARCEL OF LAND, situate in said Town of Roxbury, Delaware County and State of New York, bounded and described as follows: BOUNDED on the west and north by lands of Fred Firman; on the east by lands of Ed. Bartram; and on the south by lands of George Bouton formerly, containing fifteen acres of land more or less. Together with the right of way to last mentioned parcel as described and set forth in an indenture of deed thereof from James H. Bouton and wife to Thomas S. Smith, dated may 10th 1895, recorded in Delaware County Clerk's Office September 25th, 1895, in Liber 124 of Deeds at page 636; reference being had to said deed for the more particular description of said right of way.

The above described premises herein intended to be conveyed are the same premises mentioned and described in the following deed, reference to which are hereby made, or to the record thereof, for the more particular description of said premises, to wit:

Deed, Alexander Smith and wife to Thomas S. Smith, et al., dated 1868, record__ Book 84 of Deeds at page 641, Jan. 29th, 1878; Deed, [page three]

Robert S. Smith to Thomas S. Smith, dated March 1st, 1869, recorded Liber 84 at page 646, Jan. 29, 1878; Deed, John R. Smith to Thomas S. Smith, et al., dated Aug. 16th, 1876, recorded Jan. 29, 1878, Liber 84 at page 647; Deed, William C. Smith to Thomas S. Smith, et al., dated Aug. 16th, 1876, record Jan. 29th, 1878, Liber 84

at page 644; Guardian Deed, Robert J. Smith, et al, by Margaret Smith, Special Guardian, to Thomas S. Smith, dated July 2nd, 1873, recorded Jan. 29th, 1878, in Liber 84 of Deeds at page 642; and also in a deed from Thomas S. Smith to Ella Armstrong Smith, dated February 9th, 1921, and duly recored in Liber 189 of Deeds at page 173 on the 21st day of February, 1921.

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 ROBERT L. SMITH, as Executor, etc., and ELLA ARMSTRONG SMITH 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 ROBERT L. SMITH, as Executor, etc., and ELLA ARMSTRONG SMITH 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
Andrew C. Fenton

S.)

Robert L. Smith (L. S.)
As Executor of the Last Will and
Testament of Mary A. Smith, dec'd.
Ella Armstrong Smith (L.
S.)

State of New York)
County of Delaware : SS.:
Town of Middletown)

On this 13th day of August in the year

Nineteen Hundred and Twentyeight before me, the subscriber,
personally appeared Robert L. Smith, as Executor of the Last Will
[page 4]

and Testament of Mary A. Smith, deceased, and ELLA ARMSTRONG SMITH,
to me known and known to me to be the same persons described in,
and who executed the within Instrument, and they severally duly
acknowledged to me that they executed the same_

Layman G. Snyder

Notary Public.

Recorded August 21, 1928, at 9 A. M. in Liber 217 of Deeds at
page 637.

C. L. Whitaker, 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
Smith to O'Hare and the endorsement thereupon, with the original
recorded in this office August 21, 1928
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